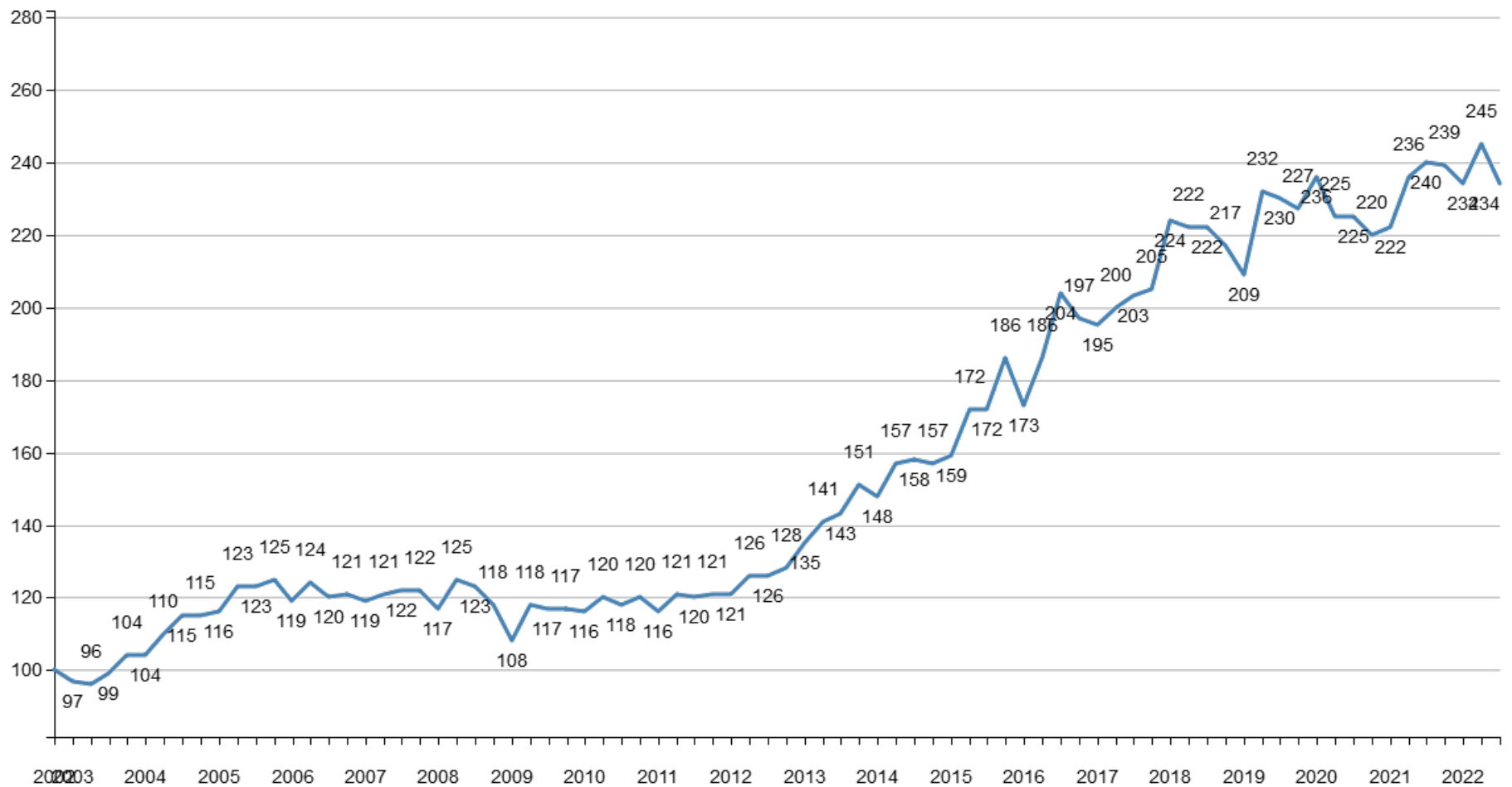


LINK

BOSTON
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2022

LINK

Citywide Twenty Year Price Index (Appreciation Rate)

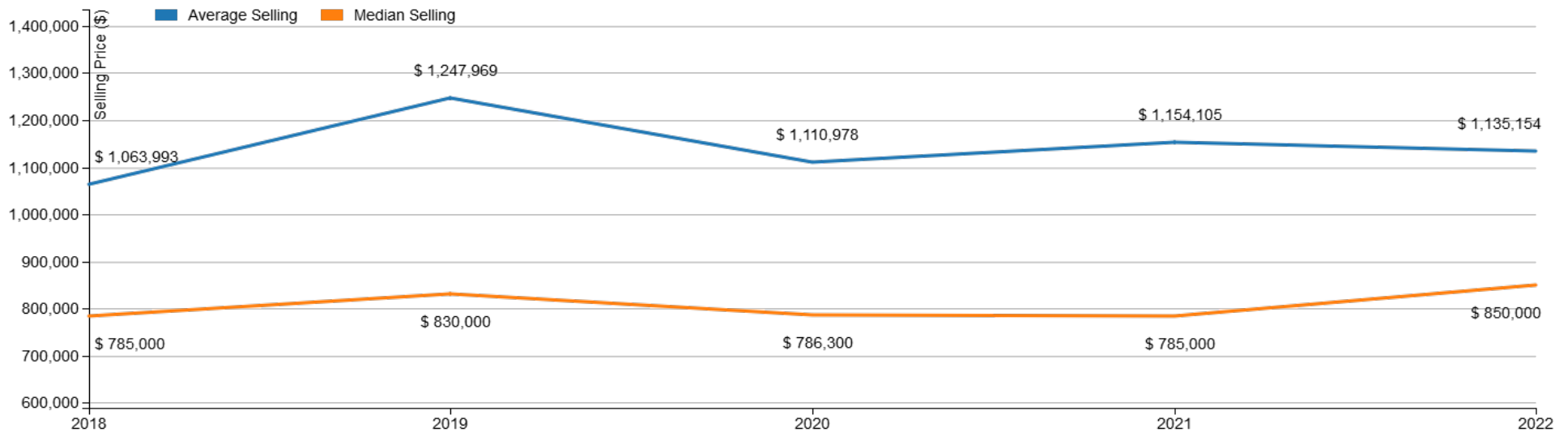




Citywide
Quarterly Sales Summary
3rd Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	1,036	-	\$1,063,993	-	\$785,000	-	\$933	-	\$916	-	57
2019	977	-6%	\$1,247,969	17%	\$830,000	6%	\$1,006	8%	\$914	0%	63
2020	919	-6%	\$1,110,978	-11%	\$786,300	-5%	\$968	-4%	\$888	-3%	69
2021	1,254	36%	\$1,154,105	4%	\$785,000	0%	\$985	2%	\$908	2%	86
2022	859	-31%	\$1,135,154	-2%	\$850,000	8%	\$1,006	2%	\$933	3%	49

Average / Median Selling Price





Quarterly Sales By Area

3rd Quarter 2022

Area	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Luxe	94	-45%	\$2,109,988	-11%	\$1,585,000	-7%	\$1,472	-4%	\$1,355	-5%	66
Back Bay	98	-25%	\$1,745,879	-25%	\$1,425,000	6%	\$1,383	0%	\$1,281	7%	77
Beacon Hill	33	-46%	\$1,658,186	24%	\$999,000	16%	\$1,236	5%	\$1,162	2%	48
Charlestown	82	-14%	\$953,734	18%	\$920,000	30%	\$841	9%	\$842	7%	36
East Boston	137	-48%	\$647,418	-9%	\$631,250	-2%	\$732	-8%	\$736	0%	46
Fenway	36	-29%	\$932,629	24%	\$703,944	14%	\$1,079	9%	\$993	2%	28
Midtown	32	-26%	\$1,830,519	8%	\$1,267,800	6%	\$1,180	1%	\$1,127	2%	81
North End	25	-14%	\$940,726	42%	\$850,000	44%	\$1,034	9%	\$997	2%	49
Seaport	26	-62%	\$1,438,039	-34%	\$1,010,000	-41%	\$1,270	-19%	\$911	-42%	-
South Boston	172	-35%	\$829,166	0%	\$781,000	0%	\$807	1%	\$812	3%	44
South End	171	-4%	\$1,366,165	14%	\$1,100,000	16%	\$1,150	9%	\$1,132	7%	43
Waterfront	38	-27%	\$1,236,329	-13%	\$997,000	-7%	\$1,061	6%	\$1,044	14%	40
West End	9	-40%	\$678,806	1%	\$630,000	-4%	\$816	12%	\$783	14%	-



Citywide

Sales Comparison by Number of Bedrooms

3rd Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	28	-13%	\$564,375	-20%	\$472,500	-10%	\$1,158	10%	\$1,147	9%	391
	2021	61	118%	\$502,338	-11%	\$475,000	1%	\$1,105	-5%	\$1,093	-5%	81
	2022	44	-28%	\$757,915	51%	\$529,500	11%	\$1,282	16%	\$1,073	-2%	30
One Bed	2020	283	-9%	\$707,424	4%	\$620,000	3%	\$978	3%	\$949	2%	43
	2021	407	44%	\$709,882	0%	\$640,000	3%	\$971	-1%	\$943	-1%	64
	2022	256	-37%	\$738,390	4%	\$688,500	8%	\$982	1%	\$950	1%	47
Two Beds	2020	469	-5%	\$1,094,803	-16%	\$830,000	-8%	\$943	-6%	\$826	-4%	63
	2021	605	29%	\$1,125,836	3%	\$880,000	6%	\$945	0%	\$845	2%	79
	2022	414	-32%	\$1,088,002	-3%	\$895,000	2%	\$964	2%	\$896	6%	37
Three Plus Beds	2020	139	1%	\$2,097,285	-14%	\$1,375,000	-24%	\$990	-11%	\$831	-18%	116
	2021	181	30%	\$2,467,141	18%	\$1,635,000	19%	\$1,112	12%	\$917	10%	129
	2022	144	-20%	\$2,096,034	-15%	\$1,640,000	0%	\$1,080	-3%	\$989	8%	72



Citywide

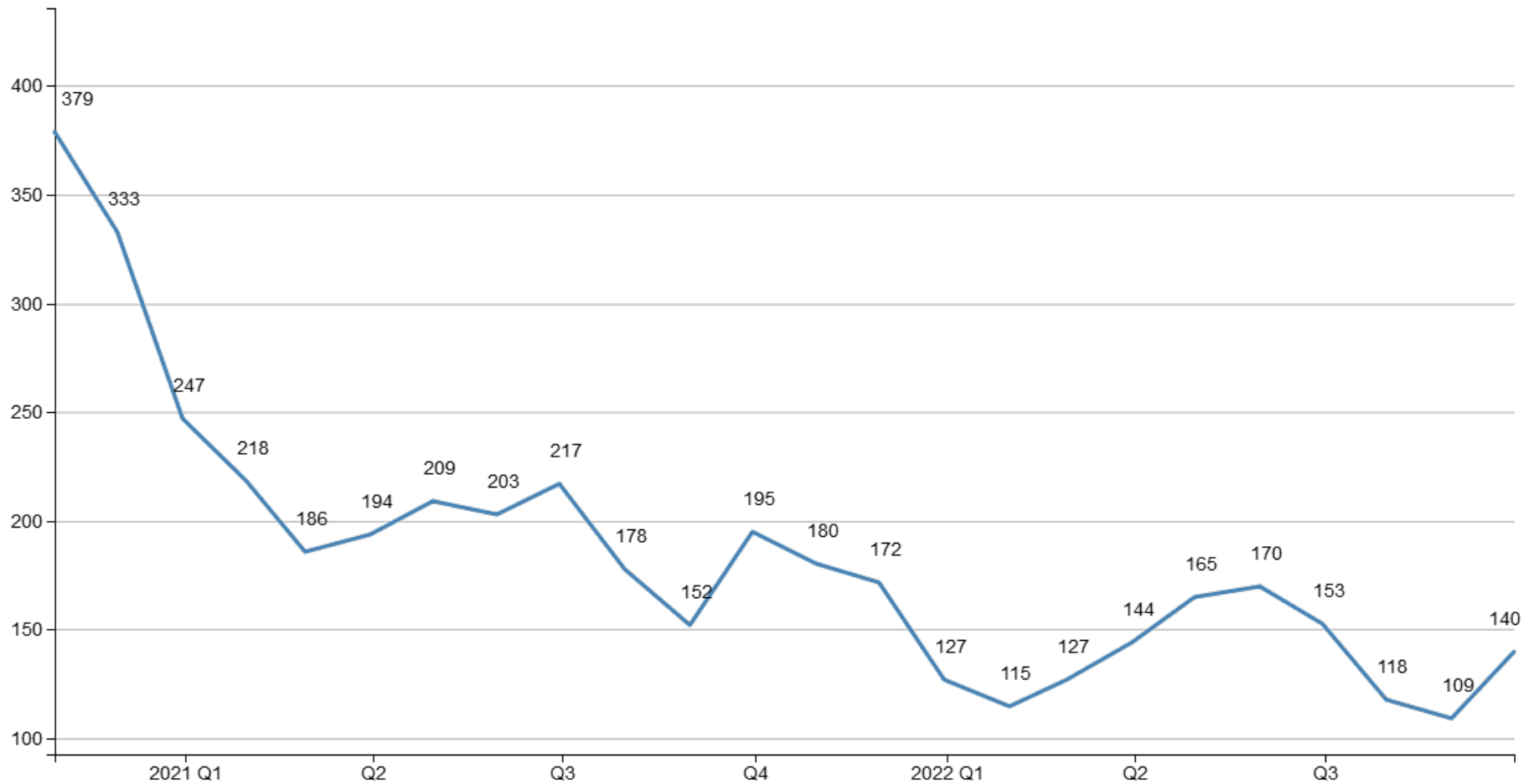
Sales Comparison by Square Footage

3rd Quarter 2022

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2020	216	14%	\$570,250	4%	\$550,000	5%	\$1,026	1%	\$1,004	-1%	48
	2021	273	26%	\$550,134	-4%	\$530,000	-4%	\$1,008	-2%	\$990	-1%	61
	2022	179	-34%	\$596,907	9%	\$550,000	4%	\$1,093	8%	\$1,008	2%	32
701- 1000	2020	255	-9%	\$735,472	3%	\$700,000	6%	\$875	1%	\$830	4%	37
	2021	388	52%	\$752,663	2%	\$718,500	3%	\$903	3%	\$852	3%	71
	2022	273	-30%	\$774,005	3%	\$743,000	3%	\$925	3%	\$884	4%	38
1001- 1500	2020	303	-2%	\$1,125,281	0%	\$940,000	-4%	\$923	-1%	\$799	-6%	56
	2021	386	27%	\$1,102,982	-2%	\$952,500	1%	\$915	-1%	\$808	1%	68
	2022	254	-34%	\$1,132,117	3%	\$1,040,000	9%	\$932	2%	\$863	7%	44
1501- 1800	2020	69	0%	\$1,547,580	-9%	\$1,375,000	-15%	\$951	-8%	\$873	-10%	109
	2021	89	29%	\$1,643,437	6%	\$1,615,000	17%	\$1,014	7%	\$984	13%	97
	2022	74	-17%	\$1,815,741	10%	\$1,817,500	13%	\$1,101	9%	\$1,097	11%	42
1801- 2400	2020	51	-43%	\$2,309,800	-23%	\$1,925,000	-25%	\$1,133	-21%	\$1,011	-20%	194
	2021	75	47%	\$2,680,865	16%	\$2,525,000	31%	\$1,296	14%	\$1,240	23%	143
	2022	55	-27%	\$2,401,247	-10%	\$2,250,000	-11%	\$1,157	-11%	\$1,106	-11%	50
Over 2400	2020	25	-38%	\$5,789,050	25%	\$4,000,000	-5%	\$1,646	6%	\$1,385	-8%	214
	2021	43	72%	\$5,394,103	-7%	\$4,750,000	19%	\$1,623	-1%	\$1,371	-1%	155
	2022	24	-44%	\$4,289,865	-20%	\$4,380,884	-8%	\$1,430	-12%	\$1,342	-2%	155

LINK

Citywide Inventory 3rd Quarter 2022



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LUXURY CONDOMINIUMS
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2022



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Luxe Condominium Buildings

Hotel Luxe

Battery Wharf
The Carlton House
Four Seasons
The Intercontinental
The Mandarin
One Dalton Four Seasons
Ritz Tower I
Ritz Tower II
Rowes Wharf
W Boston

Luxe Boutique

1-3 Commonwealth
100 Beacon
109 Commonwealth
24 Commonwealth
25 Beacon
274 Beacon
36A Street Lofts
45 Commonwealth
49-51 Commonwealth
Amory on the Park
Arlington House
Boulevard on The Greenway
The Bradley Mansion
Burrage Mansion
Chanel No. 6
The Factory
Four51 Marlborough
Haddon Hall
The Henry
Le Jardin
The Lucas
The Lydon
Maison Vernon
The Marais
Residences at 9 Arlington St
Signet Residences
The Thorndike
The Tudor
The Whitwell
Zero Marlborough

Luxe Full Service

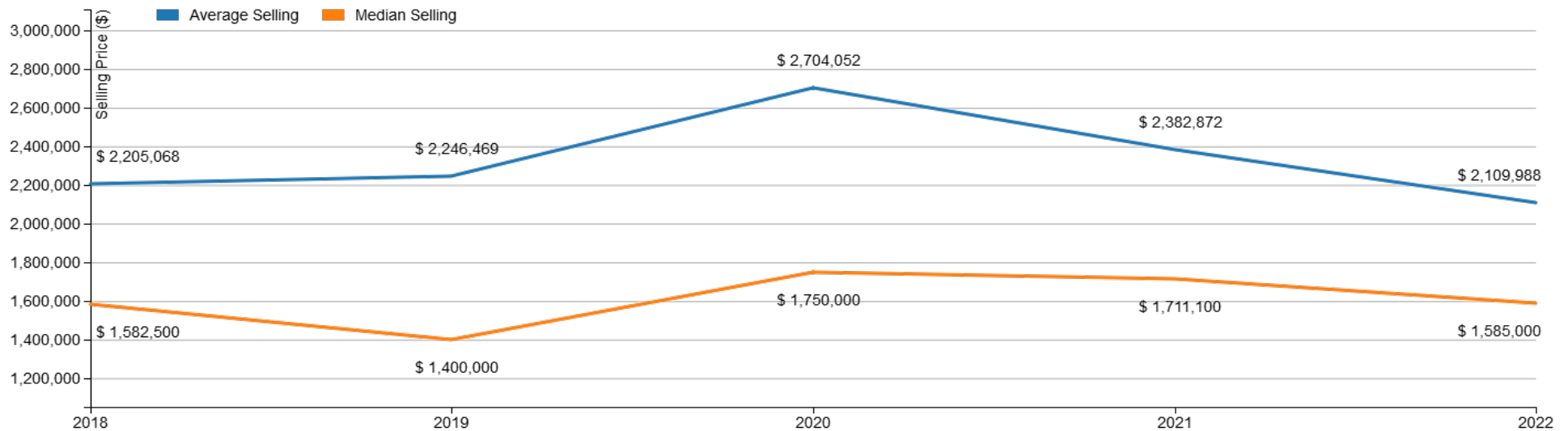
1 Charles St South
100 Shawmut
180 Beacon
330 Beacon St
44 Prince
45 Province
50 Liberty
Albert A Pope
The Archer Residences
Atelier 505
Belvedere
The Bryant Back Bay
Burroughs Wharf
Church Court
The Clarendon
The Cosmopolitan
Echelon Tower One
Echelon Tower Two
Grandview
Heritage
Lovejoy Wharf
The Mezz
Millennium Place
Millennium Tower
Pier Four
Pierce Boston
The Quinn
Sepia the Condos @ Ink Block
Siena the Condos @ Ink Block
Slip45
Slip65
The Sudbury
Trinity Place
Twenty Two Liberty



Luxury Condominiums Sales Summary 3rd Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	92	-	\$2,205,068	-	\$1,582,500	-	\$1,365	-	\$1,238	-	128
2019	191	108%	\$2,246,469	2%	\$1,400,000	-12%	\$1,406	3%	\$1,176	-5%	96
2020	94	-51%	\$2,704,052	20%	\$1,750,000	25%	\$1,643	17%	\$1,534	30%	202
2021	170	81%	\$2,382,872	-12%	\$1,711,100	-2%	\$1,533	-7%	\$1,420	-7%	116
2022	94	-45%	\$2,109,988	-11%	\$1,585,000	-7%	\$1,472	-4%	\$1,355	-5%	66

Average / Median Selling Price





Luxury Condominiums

Sales by Number of Bedrooms

3rd Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	4	100%	\$819,075	0%	\$768,150	-6%	\$1,434	5%	\$1,488	9%	391
	2021	7	75%	\$726,457	-11%	\$720,000	-6%	\$1,393	-3%	\$1,290	-13%	27
	2022	4	-43%	\$708,475	-2%	\$657,450	-9%	\$1,303	-6%	\$1,251	-3%	35
One Bed	2020	31	-51%	\$1,145,976	41%	\$1,163,000	79%	\$1,356	34%	\$1,406	70%	30
	2021	48	55%	\$1,095,151	-4%	\$967,000	-17%	\$1,311	-3%	\$1,253	-11%	107
	2022	34	-29%	\$1,122,462	2%	\$1,134,500	17%	\$1,322	1%	\$1,307	4%	69
Two Beds	2020	47	-54%	\$2,689,347	5%	\$1,998,000	11%	\$1,729	13%	\$1,595	24%	257
	2021	85	81%	\$2,287,046	-15%	\$1,969,000	-1%	\$1,508	-13%	\$1,443	-10%	90
	2022	37	-56%	\$2,165,778	-5%	\$1,900,000	-4%	\$1,485	-1%	\$1,401	-3%	73
Three Plus Beds	2020	12	-48%	\$7,415,000	53%	\$4,185,000	-4%	\$2,119	10%	\$1,682	-7%	220
	2021	30	150%	\$5,101,229	-31%	\$4,524,500	8%	\$1,990	-6%	\$1,986	18%	159
	2022	19	-37%	\$4,063,552	-20%	\$3,915,000	-13%	\$1,752	-12%	\$1,751	-12%	65



Luxury Condominiums
Sales by Square Footage
3rd Quarter 2022

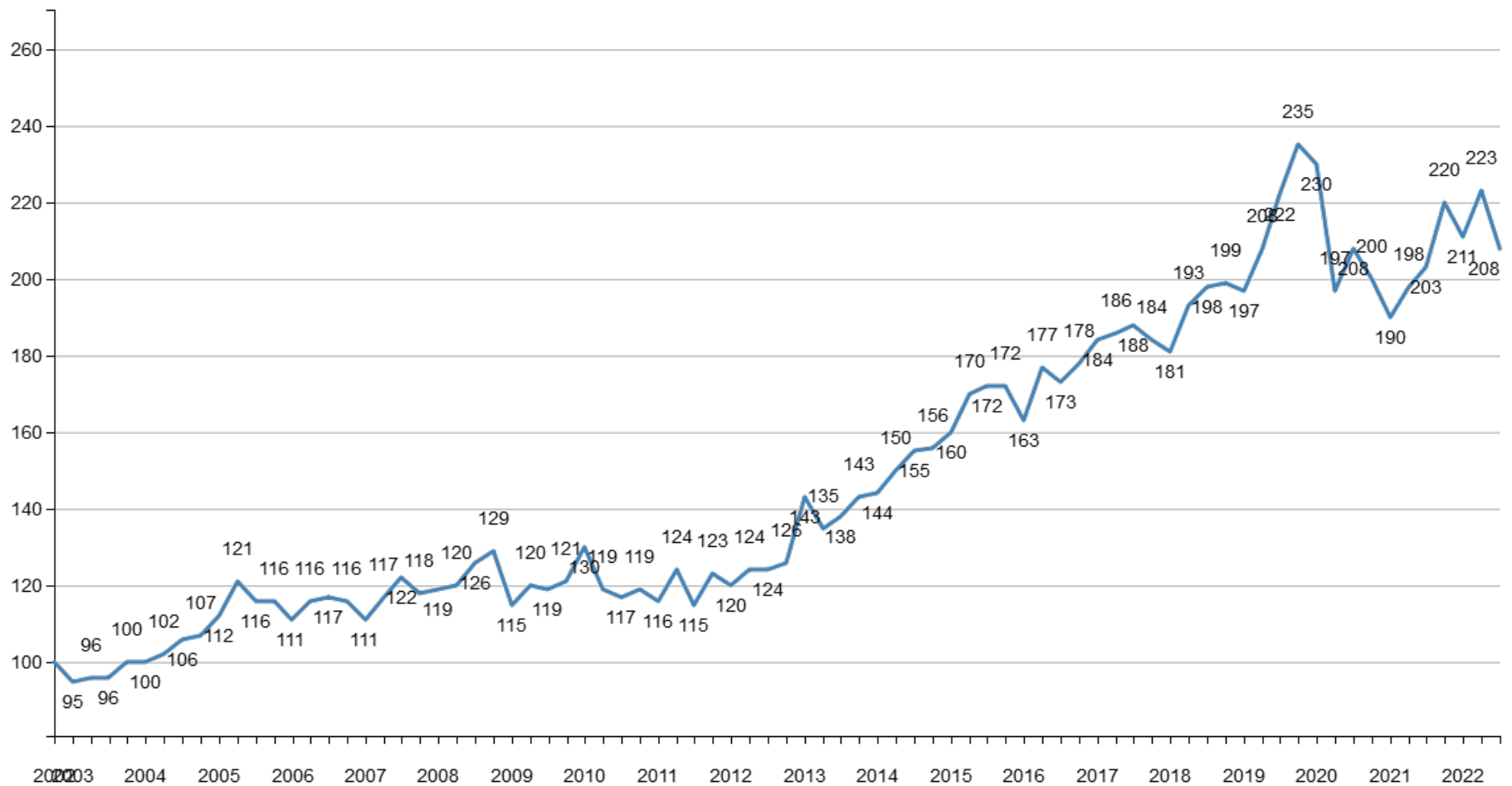
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2020	11	22%	\$935,488	48%	\$988,500	110%	\$1,493	45%	\$1,533	94%	146
	2021	14	27%	\$796,929	-15%	\$801,450	-19%	\$1,394	-7%	\$1,348	-12%	28
	2022	10	-29%	\$948,870	19%	\$1,009,000	26%	\$1,525	9%	\$1,706	27%	35
701- 1000	2020	18	-66%	\$1,168,872	46%	\$1,150,000	77%	\$1,397	40%	\$1,387	68%	44
	2021	41	128%	\$1,045,102	-11%	\$965,000	-16%	\$1,238	-11%	\$1,170	-16%	121
	2022	21	-49%	\$1,062,229	2%	\$980,000	2%	\$1,310	6%	\$1,243	6%	71
1001- 1500	2020	40	-40%	\$1,967,795	31%	\$1,897,500	38%	\$1,530	25%	\$1,507	41%	210
	2021	50	25%	\$1,823,103	-7%	\$1,741,600	-8%	\$1,493	-2%	\$1,479	-2%	95
	2022	29	-42%	\$1,640,266	-10%	\$1,522,500	-13%	\$1,358	-9%	\$1,327	-10%	71
1501- 1800	2020	10	-17%	\$2,345,500	-5%	\$2,300,000	-6%	\$1,459	-3%	\$1,374	-8%	280
	2021	28	180%	\$2,170,391	-7%	\$2,000,000	-13%	\$1,346	-8%	\$1,252	-9%	95
	2022	15	-46%	\$2,330,091	7%	\$2,057,868	3%	\$1,416	5%	\$1,283	2%	38
1801- 2400	2020	8	-78%	\$4,464,375	1%	\$4,147,500	-12%	\$2,089	0%	\$2,120	-7%	324
	2021	26	225%	\$3,891,288	-13%	\$3,547,500	-14%	\$1,864	-11%	\$1,884	-11%	188
	2022	10	-62%	\$3,785,750	-3%	\$3,807,500	7%	\$1,828	-2%	\$1,739	-8%	73
Over 2400	2020	7	-46%	\$12,138,429	82%	\$9,250,000	45%	\$2,913	32%	\$3,143	44%	36
	2021	11	57%	\$8,907,493	-27%	\$7,450,000	-19%	\$2,678	-8%	\$2,757	-12%	116
	2022	9	-18%	\$5,129,641	-42%	\$5,200,000	-30%	\$1,859	-31%	\$1,943	-30%	-

LINK

BACK BAY
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2022

LINK

Back Bay Twenty Year Price Index (Appreciation Rate)

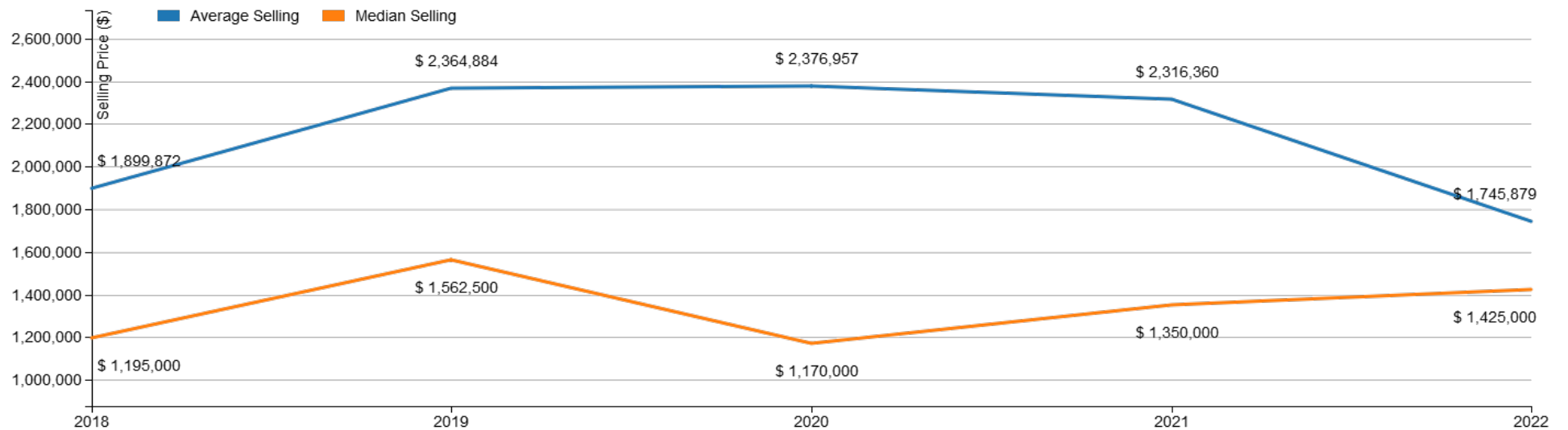


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Back Bay Sales Summary 3rd Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	119	-	\$1,899,872	-	\$1,195,000	-	\$1,321	-	\$1,211	-	63
2019	136	14%	\$2,364,884	24%	\$1,562,500	31%	\$1,511	14%	\$1,309	8%	72
2020	83	-39%	\$2,376,957	1%	\$1,170,000	-25%	\$1,416	-6%	\$1,184	-10%	120
2021	131	58%	\$2,316,360	-3%	\$1,350,000	15%	\$1,388	-2%	\$1,202	2%	125
2022	98	-25%	\$1,745,879	-25%	\$1,425,000	6%	\$1,383	0%	\$1,281	7%	77

Average / Median Selling Price





Back Bay

Sales by Number of Bedrooms

3rd Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	7	-36%	\$487,814	-35%	\$475,000	-12%	\$1,135	-4%	\$1,091	-7%	391
	2021	10	43%	\$453,714	-7%	\$458,500	-3%	\$1,161	2%	\$1,191	9%	-
	2022	10	0%	\$829,750	83%	\$520,000	13%	\$1,976	70%	\$1,359	14%	48
One Bed	2020	28	-30%	\$738,036	-22%	\$650,000	-19%	\$1,117	-13%	\$1,130	-5%	41
	2021	45	61%	\$880,125	19%	\$770,000	18%	\$1,186	6%	\$1,088	-4%	74
	2022	30	-33%	\$936,192	6%	\$805,000	5%	\$1,177	-1%	\$1,180	8%	47
Two Beds	2020	32	-48%	\$2,566,961	-15%	\$1,795,000	-22%	\$1,589	-8%	\$1,402	-4%	157
	2021	41	28%	\$2,170,513	-15%	\$1,515,000	-16%	\$1,371	-14%	\$1,197	-15%	88
	2022	31	-24%	\$1,683,334	-22%	\$1,700,000	12%	\$1,345	-2%	\$1,306	9%	17
Three Plus Beds	2020	16	-33%	\$5,691,563	49%	\$3,017,500	-28%	\$1,715	16%	\$1,382	-13%	159
	2021	35	119%	\$4,865,983	-15%	\$4,000,000	33%	\$1,733	1%	\$1,548	12%	192
	2022	26	-26%	\$3,156,519	-35%	\$2,950,000	-26%	\$1,427	-18%	\$1,284	-17%	171



Back Bay

Sales Comparison by Square Footage

3rd Quarter 2022

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2020	27	-7%	\$584,063	-8%	\$590,000	-8%	\$1,140	-4%	\$1,145	-2%	124
	2021	30	11%	\$607,604	4%	\$600,444	2%	\$1,208	6%	\$1,179	3%	13
	2022	23	-23%	\$722,804	19%	\$610,000	2%	\$1,555	29%	\$1,243	5%	37
701- 1000	2020	13	-52%	\$930,154	-15%	\$876,000	-10%	\$1,088	-18%	\$1,054	-12%	45
	2021	25	92%	\$914,000	-2%	\$903,000	3%	\$1,098	1%	\$1,065	1%	111
	2022	19	-24%	\$970,199	6%	\$850,000	-6%	\$1,157	5%	\$1,071	1%	36
1001- 1500	2020	19	-37%	\$1,855,882	2%	\$1,675,000	9%	\$1,420	0%	\$1,344	8%	96
	2021	29	53%	\$1,606,074	-13%	\$1,450,000	-13%	\$1,318	-7%	\$1,197	-11%	86
	2022	24	-17%	\$1,635,750	2%	\$1,545,000	7%	\$1,347	2%	\$1,322	11%	44
1501- 1800	2020	5	0%	\$1,955,000	-10%	\$1,900,000	-10%	\$1,228	-6%	\$1,084	-15%	320
	2021	12	140%	\$2,048,750	5%	\$1,800,000	-5%	\$1,253	2%	\$1,129	4%	127
	2022	16	33%	\$2,253,586	10%	\$2,162,500	20%	\$1,369	9%	\$1,333	18%	33
1801- 2400	2020	9	-68%	\$3,456,667	-19%	\$3,085,000	-33%	\$1,667	-16%	\$1,396	-34%	166
	2021	16	78%	\$3,181,344	-8%	\$3,056,250	-1%	\$1,523	-9%	\$1,438	3%	79
	2022	8	-50%	\$2,802,188	-12%	\$2,922,500	-4%	\$1,217	-20%	\$1,237	-14%	-
Over 2400	2020	10	-41%	\$9,327,900	78%	\$5,672,500	15%	\$2,447	37%	\$2,178	29%	36
	2021	19	90%	\$7,384,338	-21%	\$6,500,000	15%	\$2,133	-13%	\$2,147	-1%	204
	2022	8	-58%	\$4,788,125	-35%	\$5,200,000	-20%	\$1,730	-19%	\$1,856	-14%	299

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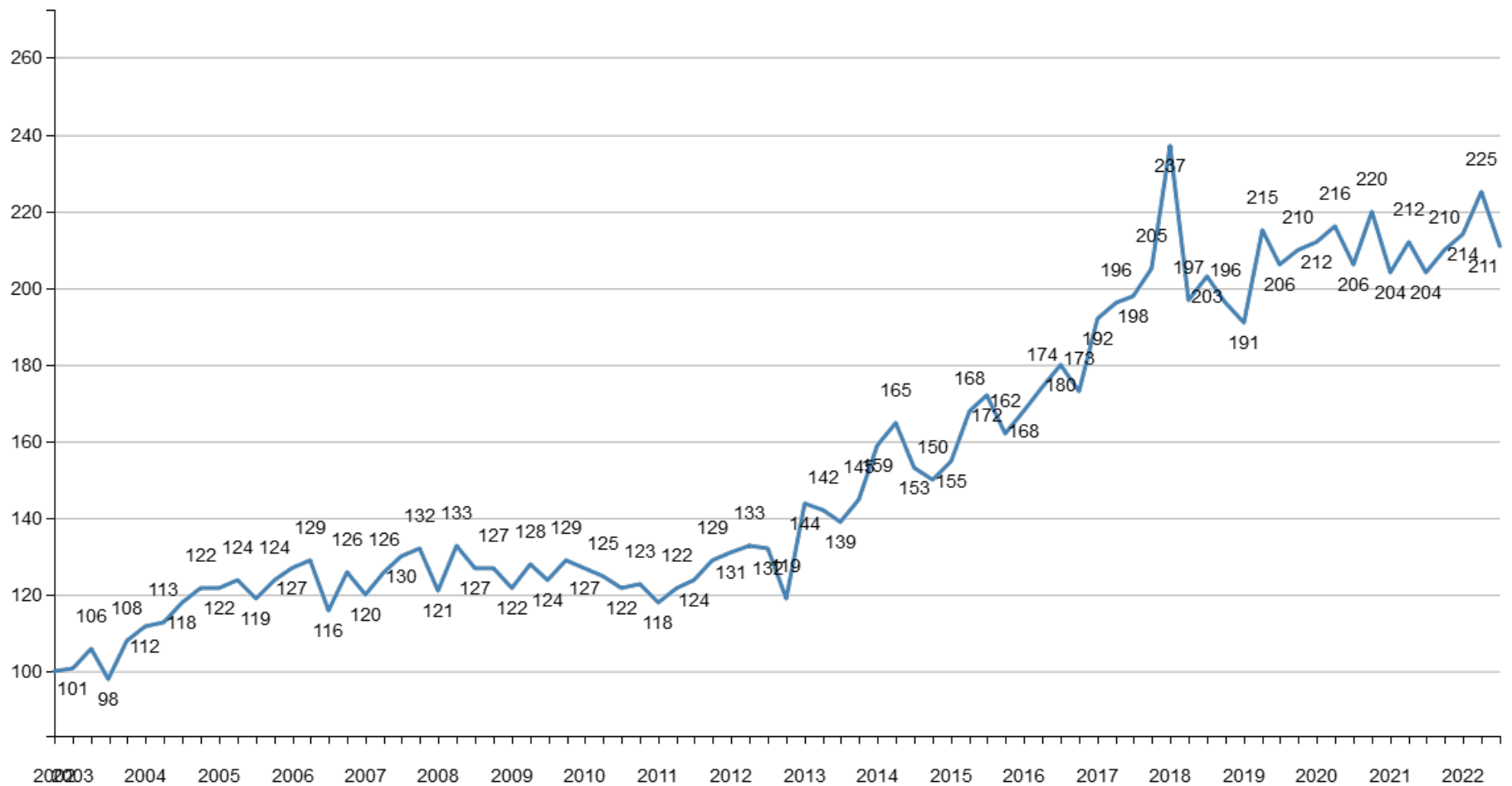
BEACON HILL
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2022

LINK

Beacon Hill

Twenty Year Price Index

(Appreciation Rate)

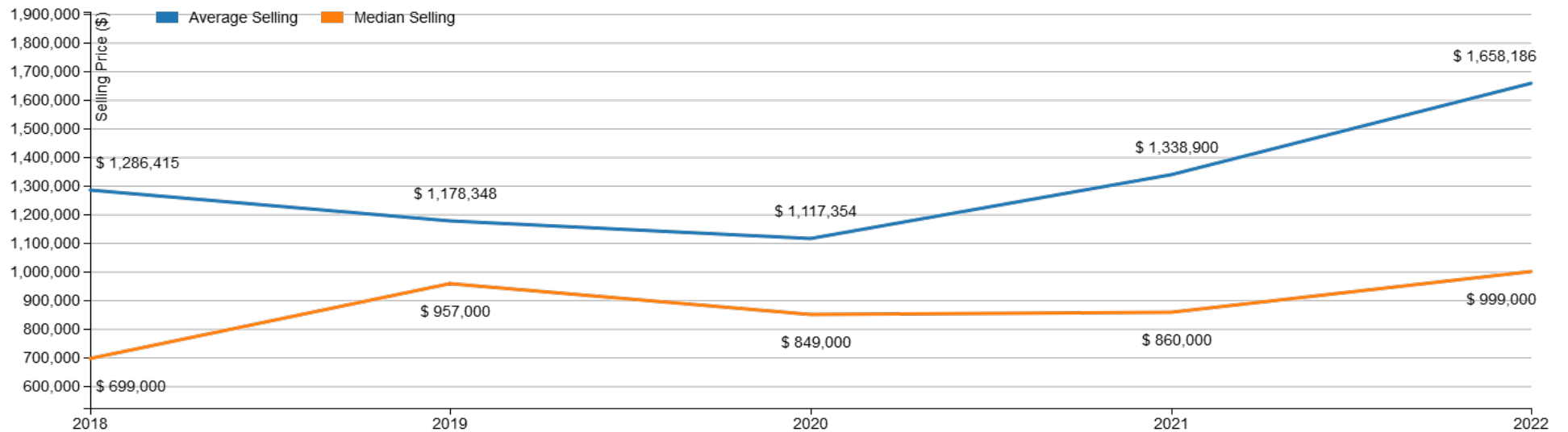




Beacon Hill
Sales Summary
3rd Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	35	-	\$1,286,415	-	\$699,000	-	\$1,187	-	\$1,175	-	100
2019	50	43%	\$1,178,348	-8%	\$957,000	37%	\$1,160	-2%	\$1,140	-3%	70
2020	47	-6%	\$1,117,354	-5%	\$849,000	-11%	\$1,183	2%	\$1,183	4%	77
2021	61	30%	\$1,338,900	20%	\$860,000	1%	\$1,178	0%	\$1,142	-3%	69
2022	33	-46%	\$1,658,186	24%	\$999,000	16%	\$1,236	5%	\$1,162	2%	48

Average / Median Selling Price





Beacon Hill

Sales by Number of Bedrooms

3rd Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	5	67%	\$418,300	-16%	\$340,000	-35%	\$1,323	-3%	\$1,378	5%	-
	2021	3	-40%	\$398,833	-5%	\$387,500	14%	\$1,380	4%	\$1,360	-1%	-
	2022	2	-33%	\$582,500	46%	\$582,500	50%	\$1,286	-7%	\$1,286	-5%	-
One Bed	2020	20	0%	\$736,850	-4%	\$592,500	-7%	\$1,164	2%	\$1,191	3%	1
	2021	22	10%	\$705,705	-4%	\$639,000	8%	\$1,075	-8%	\$1,122	-6%	76
	2022	10	-55%	\$651,500	-8%	\$586,500	-8%	\$1,082	1%	\$995	-11%	-
Two Beds	2020	12	-48%	\$1,250,750	-6%	\$987,000	-16%	\$1,178	3%	\$1,158	8%	4
	2021	27	125%	\$1,438,981	15%	\$1,015,000	3%	\$1,221	4%	\$1,180	2%	80
	2022	16	-41%	\$1,497,381	4%	\$1,119,500	10%	\$1,245	2%	\$1,171	-1%	20
Three Plus Beds	2020	10	150%	\$2,067,813	-27%	\$1,537,500	-9%	\$1,157	-2%	\$1,125	-7%	114
	2021	9	-10%	\$2,899,825	40%	\$1,675,000	9%	\$1,236	7%	\$1,080	-4%	48
	2022	5	-44%	\$4,616,410	59%	\$3,900,000	133%	\$1,498	21%	\$1,341	24%	84



Beacon Hill

Sales Comparison by Square Footage

3rd Quarter 2022

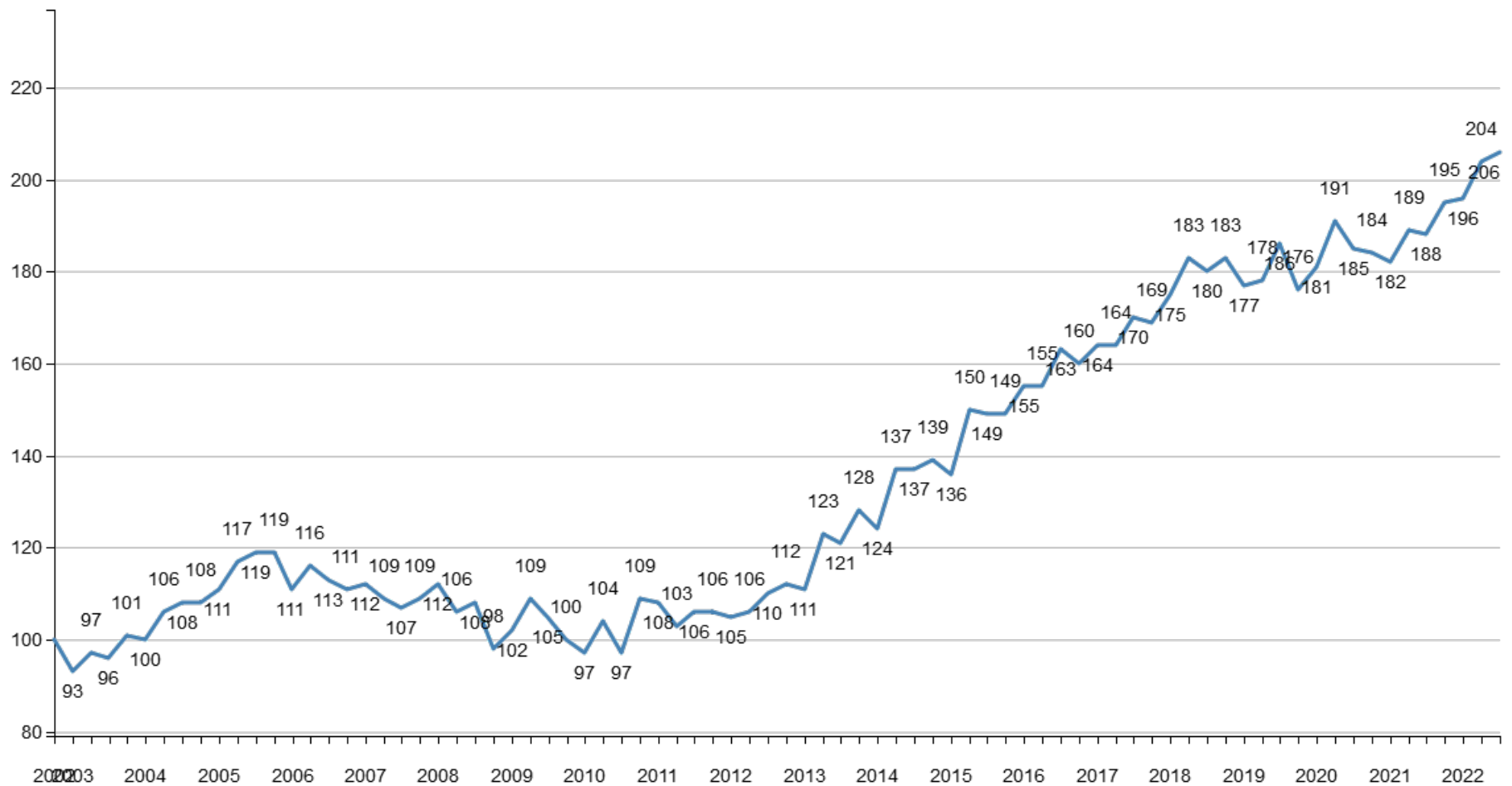
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2020	23	21%	\$552,717	-10%	\$570,000	-3%	\$1,196	3%	\$1,204	4%	-
	2021	25	9%	\$577,440	4%	\$605,000	6%	\$1,131	-5%	\$1,168	-3%	52
	2022	11	-56%	\$604,273	5%	\$525,000	-13%	\$1,134	0%	\$1,091	-7%	7
701- 1000	2020	4	-56%	\$886,750	3%	\$849,500	-3%	\$1,073	4%	\$1,098	7%	4
	2021	13	225%	\$922,500	4%	\$875,000	3%	\$1,135	6%	\$1,062	-3%	70
	2022	10	-23%	\$913,510	-1%	\$885,000	1%	\$1,138	0%	\$1,122	6%	20
1001- 1500	2020	15	-6%	\$1,392,075	2%	\$1,420,000	9%	\$1,128	-4%	\$1,183	8%	94
	2021	12	-20%	\$1,404,952	1%	\$1,312,500	-8%	\$1,143	1%	\$1,189	1%	50
	2022	3	-75%	\$1,553,000	11%	\$1,684,000	28%	\$1,278	12%	\$1,250	5%	34
1501- 1800	2020	2	-60%	\$2,200,000	3%	\$2,200,000	4%	\$1,346	5%	\$1,346	9%	-
	2021	5	150%	\$2,107,000	-4%	\$2,000,000	-9%	\$1,256	-7%	\$1,182	-12%	156
	2022	3	-40%	\$2,232,333	6%	\$1,900,000	-5%	\$1,284	2%	\$1,141	-3%	-
1801- 2400	2020	1	-	\$1,775,000	-	\$1,775,000	-	\$956	-	\$956	-	-
	2021	1	0%	\$3,325,000	87%	\$3,325,000	87%	\$1,813	90%	\$1,813	90%	-
	2022	2	100%	\$2,766,025	-17%	\$2,766,025	-17%	\$1,251	-31%	\$1,251	-31%	19
Over 2400	2020	2	100%	\$4,600,000	-34%	\$4,600,000	-34%	\$1,610	7%	\$1,610	7%	83
	2021	5	150%	\$4,905,000	7%	\$3,700,000	-20%	\$1,407	-13%	\$1,105	-31%	98
	2022	4	-20%	\$5,512,500	12%	\$5,625,000	52%	\$1,687	20%	\$1,776	61%	117

LINK

CHARLESTOWN
QUARTERLY SALES
SUMMARY
THIRD QUARTER 2022

LINK

Charlestown Twenty Year Price Index (Appreciation Rate)

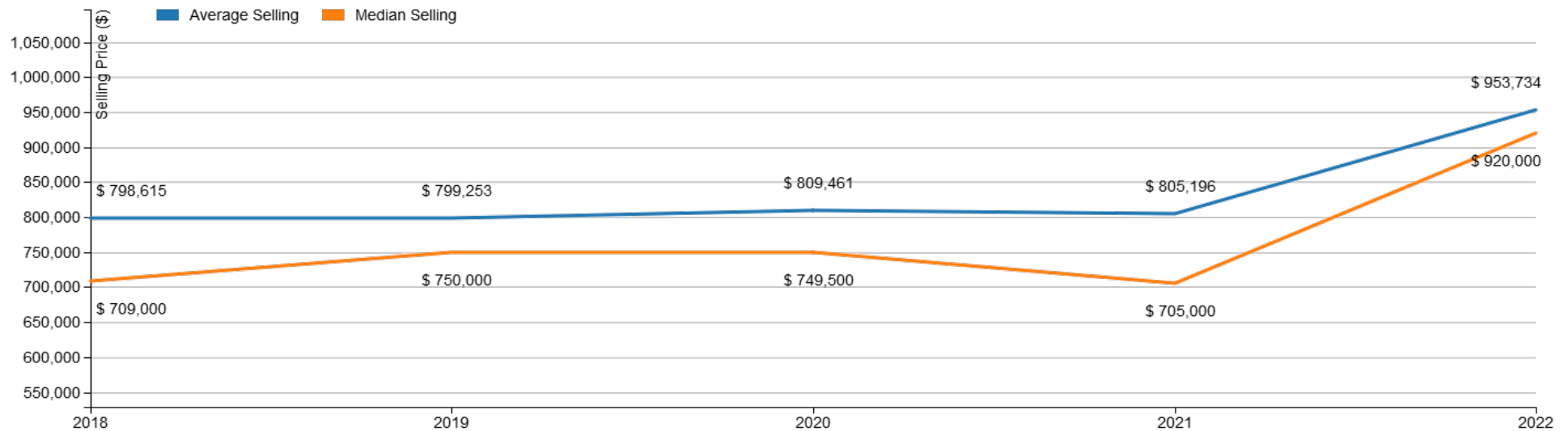




Charlestown
Sales Summary
3rd Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	95	-	\$798,615	-	\$709,000	-	\$734	-	\$735	-	36
2019	107	13%	\$799,253	0%	\$750,000	6%	\$767	5%	\$767	4%	41
2020	130	21%	\$809,461	1%	\$749,500	0%	\$762	-1%	\$750	-2%	50
2021	95	-27%	\$805,196	-1%	\$705,000	-6%	\$774	2%	\$784	4%	50
2022	82	-14%	\$953,734	18%	\$920,000	30%	\$841	9%	\$842	7%	36

Average / Median Selling Price





Charlestown

Sales by Number of Bedrooms

3rd Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	1	0%	\$435,000	10%	\$435,000	10%	\$989	8%	\$989	8%	-
	2021	0	-	-	-	-	-	-	-	-	-	-
	2022	1	-	\$418,000	-	\$418,000	-	\$1,188	-	\$1,188	-	11
One Bed	2020	37	23%	\$581,235	-7%	\$565,000	5%	\$832	-1%	\$829	1%	27
	2021	31	-16%	\$577,476	-1%	\$578,750	2%	\$820	-1%	\$815	-2%	67
	2022	15	-52%	\$578,433	0%	\$575,000	-1%	\$798	-3%	\$775	-5%	8
Two Beds	2020	70	9%	\$808,267	0%	\$775,000	1%	\$746	1%	\$731	-3%	37
	2021	51	-27%	\$843,175	4%	\$745,000	-4%	\$765	3%	\$770	5%	41
	2022	48	-6%	\$987,271	17%	\$942,500	27%	\$850	11%	\$835	8%	49
Three Plus Beds	2020	22	83%	\$1,214,114	-1%	\$1,137,000	0%	\$685	-3%	\$681	1%	196
	2021	13	-41%	\$1,199,228	-1%	\$1,210,000	6%	\$702	3%	\$682	0%	48
	2022	18	38%	\$1,206,814	1%	\$1,167,500	-4%	\$834	19%	\$865	27%	28



Charlestown

Sales Comparison by Square Footage

3rd Quarter 2022

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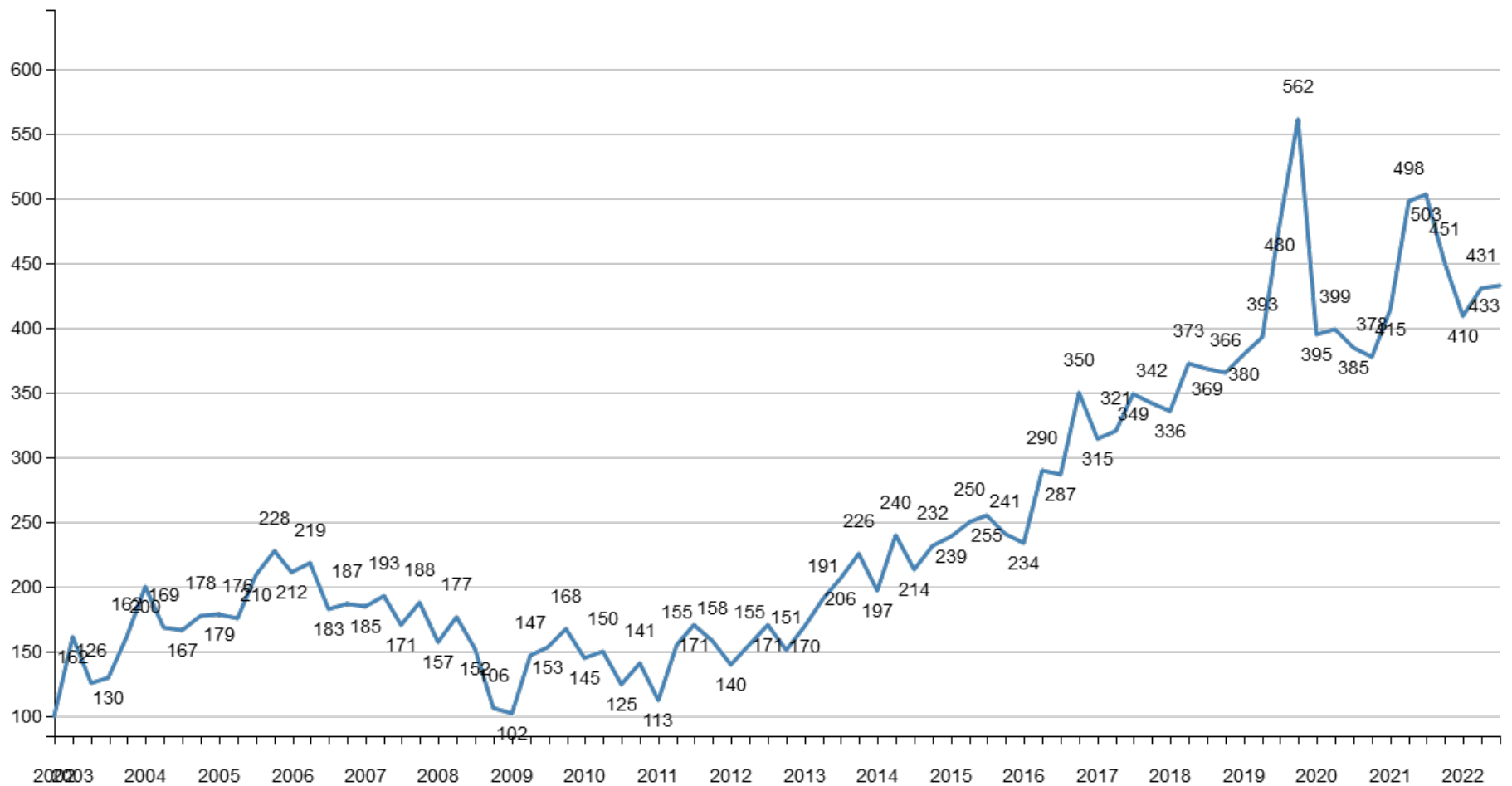
EAST BOSTON
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2022

LINK

East Boston

Twenty Year Price Index

(Appreciation Rate)

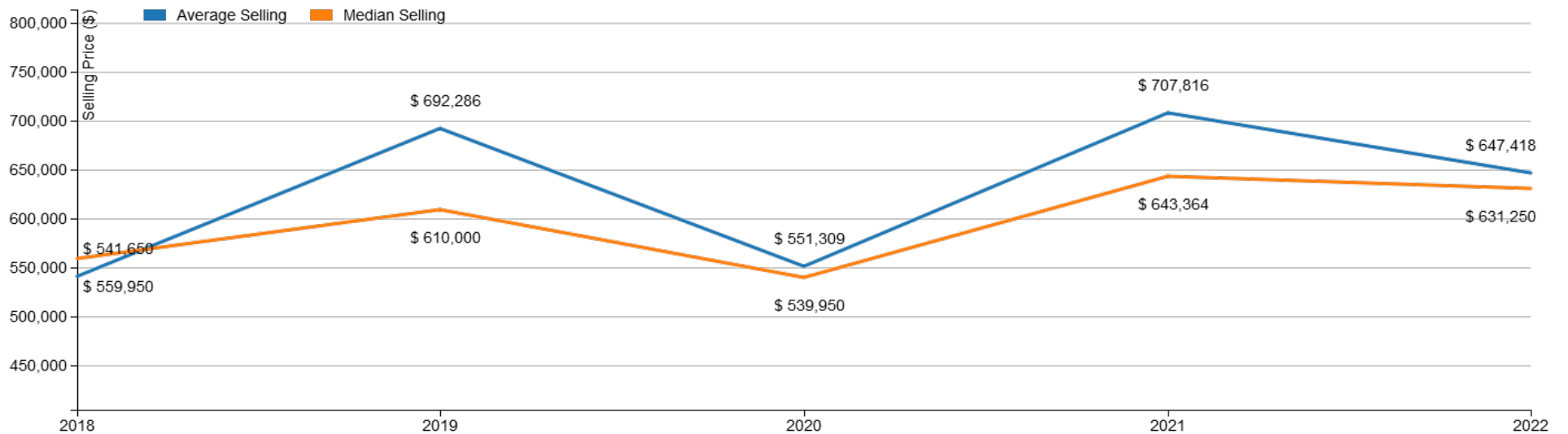




East Boston
Sales Summary
3rd Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	102	-	\$541,650	-	\$559,950	-	\$553	-	\$565	-	44
2019	137	34%	\$692,286	28%	\$610,000	9%	\$748	35%	\$741	31%	33
2020	74	-46%	\$551,309	-20%	\$539,950	-11%	\$562	-25%	\$580	-22%	57
2021	263	255%	\$707,816	28%	\$643,364	19%	\$793	41%	\$738	27%	125
2022	137	-48%	\$647,418	-9%	\$631,250	-2%	\$732	-8%	\$736	0%	46

Average / Median Selling Price





East Boston

Sales by Number of Bedrooms

3rd Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	1	-	\$382,500	-	\$382,500	-	\$524	-	\$524	-	-
	2021	21	2,000%	\$536,531	40%	\$504,300	32%	\$1,061	102%	\$1,071	104%	-
	2022	9	-57%	\$527,678	-2%	\$509,900	1%	\$888	-16%	\$898	-16%	-
One Bed	2020	12	-80%	\$512,667	-12%	\$475,750	-15%	\$656	-14%	\$668	-11%	28
	2021	90	650%	\$606,768	18%	\$583,950	23%	\$845	29%	\$821	23%	47
	2022	41	-54%	\$565,333	-7%	\$525,500	-10%	\$757	-10%	\$792	-4%	52
Two Beds	2020	45	-30%	\$532,027	-33%	\$535,000	-34%	\$561	-28%	\$575	-25%	-
	2021	123	173%	\$779,644	47%	\$690,000	29%	\$744	32%	\$687	19%	181
	2022	72	-41%	\$666,894	-14%	\$645,950	-6%	\$737	-1%	\$736	7%	36
Three Plus Beds	2020	16	33%	\$645,072	-7%	\$604,375	-13%	\$496	0%	\$496	4%	72
	2021	29	81%	\$840,800	30%	\$785,000	30%	\$654	32%	\$605	22%	77
	2022	15	-48%	\$850,143	1%	\$790,000	1%	\$552	-16%	\$539	-11%	-



East Boston

Sales Comparison by Square Footage

3rd Quarter 2022

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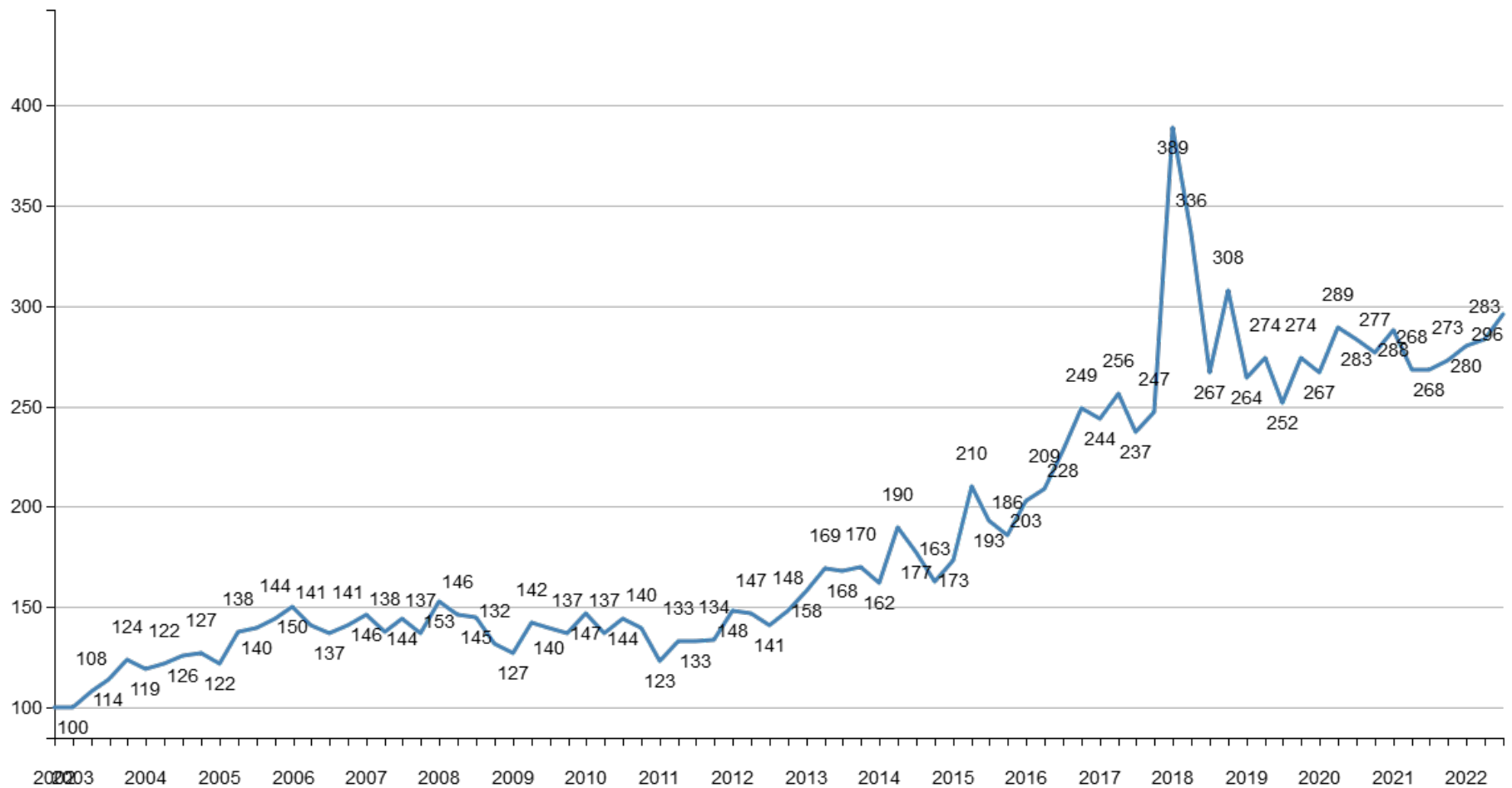
FENWAY
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2022

LINK

Fenway

Twenty Year Price Index

(Appreciation Rate)

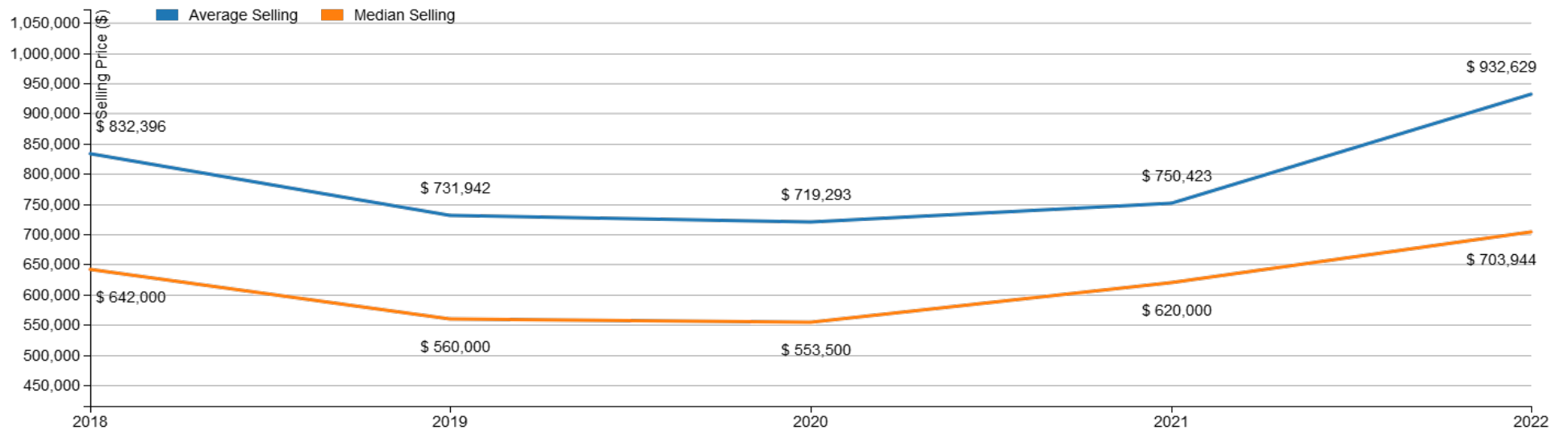




Fenway
Sales Summary
3rd Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	38	-	\$832,396	-	\$642,000	-	\$983	-	\$965	-	11
2019	48	26%	\$731,942	-12%	\$560,000	-13%	\$928	-6%	\$948	-2%	29
2020	30	-38%	\$719,293	-2%	\$553,500	-1%	\$1,015	9%	\$978	3%	59
2021	51	70%	\$750,423	4%	\$620,000	12%	\$988	-3%	\$976	0%	69
2022	36	-29%	\$932,629	24%	\$703,944	14%	\$1,079	9%	\$993	2%	28

Average / Median Selling Price





Fenway

Sales by Number of Bedrooms

3rd Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	2	-50%	\$386,000	-63%	\$386,000	-20%	\$1,018	23%	\$1,018	2%	-
	2021	7	250%	\$372,300	-4%	\$400,000	4%	\$1,056	4%	\$1,093	7%	3
	2022	3	-57%	\$453,000	22%	\$380,000	-5%	\$1,266	20%	\$1,258	15%	28
One Bed	2020	16	-43%	\$590,338	16%	\$525,000	16%	\$1,040	4%	\$1,024	2%	59
	2021	28	75%	\$605,518	3%	\$571,000	9%	\$983	-5%	\$972	-5%	71
	2022	16	-43%	\$650,087	7%	\$560,000	-2%	\$1,079	10%	\$995	2%	-
Two Beds	2020	12	-8%	\$946,783	26%	\$762,000	5%	\$981	26%	\$934	13%	-
	2021	15	25%	\$1,190,397	26%	\$859,000	13%	\$990	1%	\$894	-4%	98
	2022	15	0%	\$1,068,833	-10%	\$850,000	-1%	\$1,020	3%	\$939	5%	-
Three Plus Beds	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	1	-	\$855,000	-	\$855,000	-	\$624	-	\$624	-	-
	2022	2	100%	\$2,890,884	238%	\$2,890,884	238%	\$1,244	99%	\$1,244	99%	-



Fenway

Sales Comparison by Square Footage

3rd Quarter 2022

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2020	18	-33%	\$505,461	4%	\$508,900	14%	\$984	-5%	\$1,003	-1%	59
	2021	28	56%	\$472,093	-7%	\$460,000	-10%	\$978	-1%	\$990	-1%	68
	2022	17	-39%	\$578,846	23%	\$560,000	22%	\$1,104	13%	\$1,042	5%	28
701- 1000	2020	8	-20%	\$861,313	29%	\$762,000	13%	\$1,023	24%	\$959	15%	-
	2021	13	63%	\$763,151	-11%	\$740,000	-3%	\$922	-10%	\$965	1%	-
	2022	8	-38%	\$780,688	2%	\$707,750	-4%	\$950	3%	\$912	-5%	-
1001- 1500	2020	4	-43%	\$1,397,500	73%	\$1,332,500	53%	\$1,137	58%	\$1,117	55%	-
	2021	8	100%	\$1,340,000	-4%	\$967,500	-27%	\$1,019	-10%	\$850	-24%	-
	2022	9	13%	\$1,300,778	-3%	\$1,085,000	12%	\$1,111	9%	\$917	8%	-
1501- 1800	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	2	-	\$2,206,000	-	\$2,206,000	-	\$1,434	-	\$1,434	-	71
	2022	1	-50%	\$1,320,000	-40%	\$1,320,000	-40%	\$737	-49%	\$737	-49%	-
1801- 2400	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	0	-	-	-	-	-	-	-	-	-	-
	2022	0	-	-	-	-	-	-	-	-	-	-
Over 2400	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	0	-	-	-	-	-	-	-	-	-	-
	2022	1	-	\$4,461,767	-	\$4,461,767	-	\$1,751	-	\$1,751	-	-

LINK

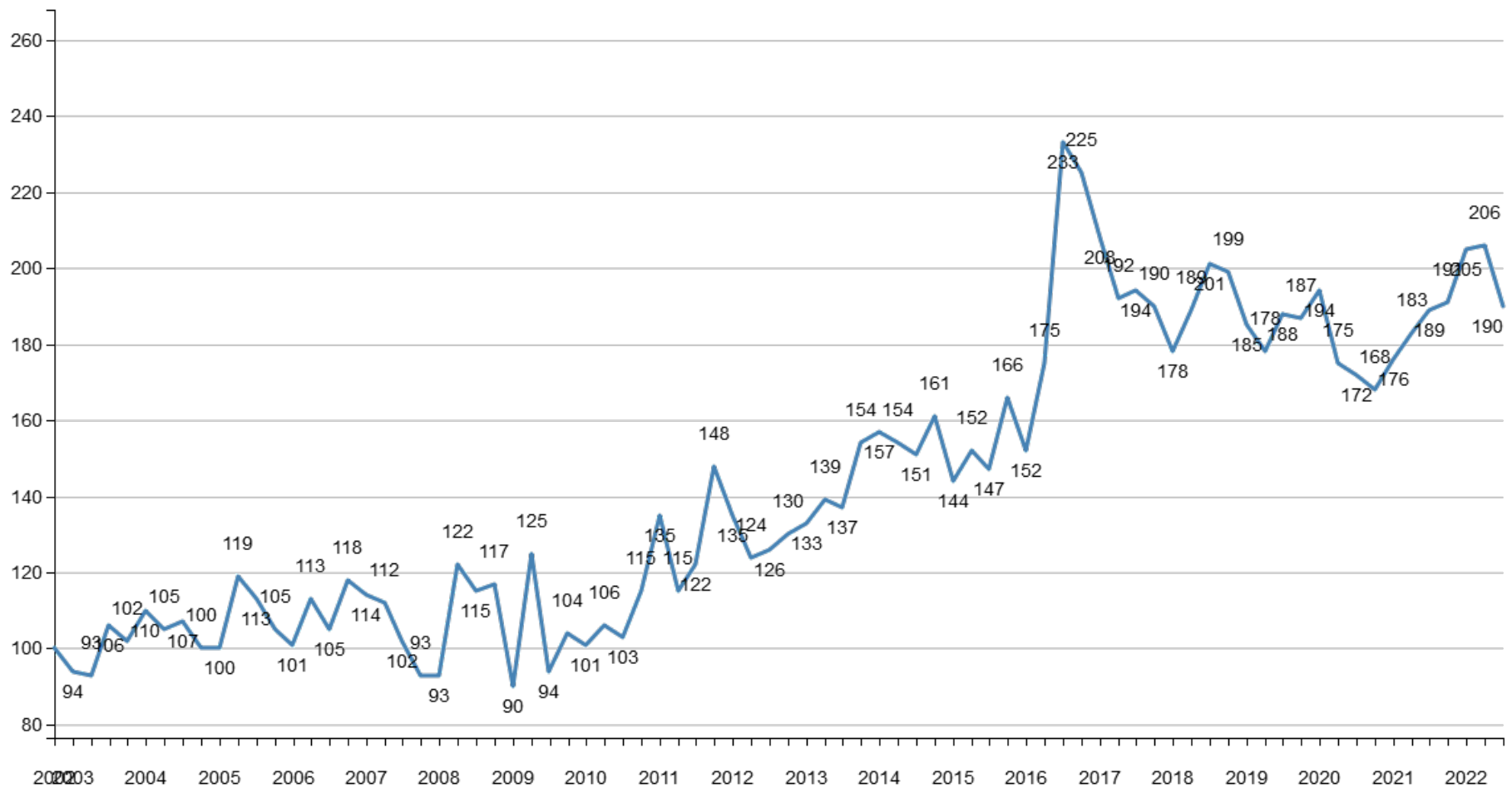
MIDTOWN
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2022

LINK

Midtown

Twenty Year Price Index

(Appreciation Rate)

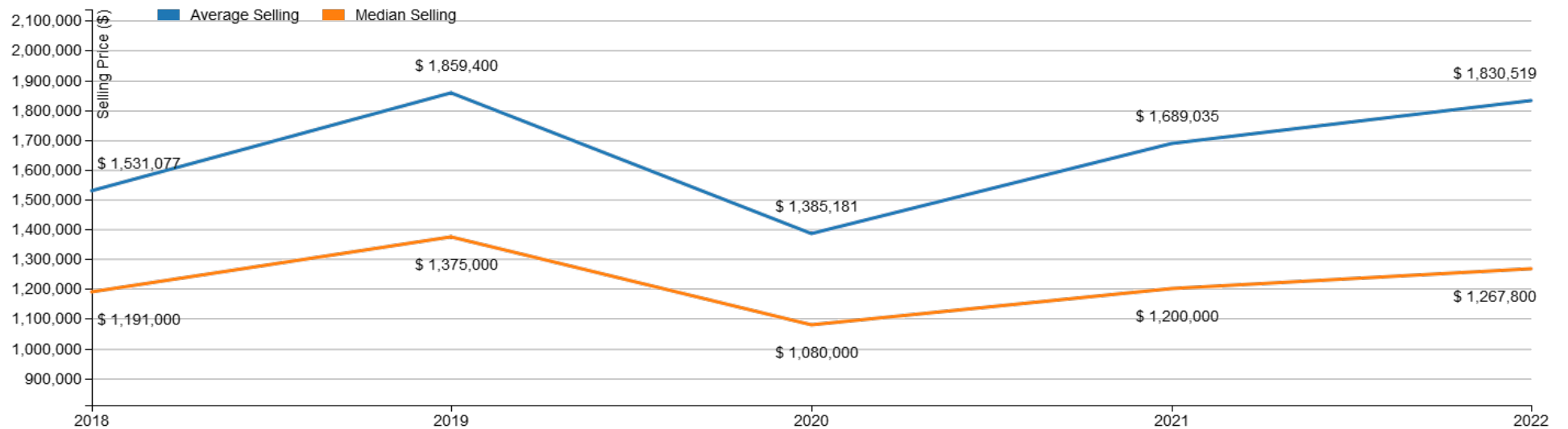


LINK

Midtown Sales Summary 3rd Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	39	-	\$1,531,077	-	\$1,191,000	-	\$1,194	-	\$1,159	-	41
2019	43	10%	\$1,859,400	21%	\$1,375,000	15%	\$1,164	-2%	\$1,083	-7%	104
2020	29	-33%	\$1,385,181	-26%	\$1,080,000	-21%	\$1,021	-12%	\$977	-10%	311
2021	43	48%	\$1,689,035	22%	\$1,200,000	11%	\$1,172	15%	\$1,104	13%	341
2022	32	-26%	\$1,830,519	8%	\$1,267,800	6%	\$1,180	1%	\$1,127	2%	81

Average / Median Selling Price





Midtown

Sales by Number of Bedrooms

3rd Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	0	-	-	-	-	-	-	-	-	-	-
	2022	2	-	\$952,000	-	\$952,000	-	\$1,006	-	\$1,006	-	-
One Bed	2020	16	45%	\$907,578	6%	\$870,375	-3%	\$917	-3%	\$862	-11%	-
	2021	18	13%	\$828,111	-9%	\$745,000	-14%	\$976	6%	\$966	12%	149
	2022	13	-28%	\$894,469	8%	\$950,000	28%	\$945	-3%	\$1,003	4%	-
Two Beds	2020	11	-56%	\$1,448,545	-20%	\$1,400,000	0%	\$1,063	-9%	\$1,029	-4%	311
	2021	17	55%	\$1,639,235	13%	\$1,485,000	6%	\$1,129	6%	\$1,104	7%	-
	2022	9	-47%	\$2,230,556	36%	\$2,000,000	35%	\$1,419	26%	\$1,464	33%	80
Three Plus Beds	2020	2	-71%	\$4,857,500	36%	\$4,857,500	97%	\$1,616	7%	\$1,616	34%	-
	2021	8	300%	\$3,731,938	-23%	\$3,892,750	-20%	\$1,702	5%	\$1,704	5%	533
	2022	8	0%	\$3,121,188	-16%	\$2,860,000	-27%	\$1,337	-21%	\$1,270	-25%	82



Midtown

Sales Comparison by Square Footage

3rd Quarter 2022

Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2020	1	-50%	\$675,000	13%	\$675,000	13%	\$1,144	18%	\$1,144	18%	-
	2021	3	200%	\$619,333	-8%	\$618,000	-8%	\$953	-17%	\$926	-19%	-
	2022	2	-33%	\$635,000	3%	\$635,000	3%	\$928	-3%	\$928	0%	-
701- 1000	2020	9	50%	\$821,889	-9%	\$800,000	-13%	\$1,004	-6%	\$906	-20%	-
	2021	12	33%	\$948,750	15%	\$960,000	20%	\$1,172	17%	\$1,192	32%	149
	2022	8	-33%	\$857,813	-10%	\$854,000	-11%	\$1,086	-7%	\$1,073	-10%	-
1001- 1500	2020	10	-44%	\$1,297,825	5%	\$1,114,500	-8%	\$1,008	1%	\$952	-9%	-
	2021	11	10%	\$1,085,909	-16%	\$1,085,000	-3%	\$882	-13%	\$846	-11%	-
	2022	6	-45%	\$1,342,433	24%	\$1,267,800	17%	\$1,137	29%	\$1,168	38%	-
1501- 1800	2020	8	0%	\$1,527,500	-34%	\$1,450,000	-34%	\$965	-30%	\$954	-28%	311
	2021	9	13%	\$1,714,444	12%	\$1,830,000	26%	\$1,065	10%	\$1,069	12%	-
	2022	9	0%	\$1,877,167	9%	\$1,895,000	4%	\$1,130	6%	\$1,105	3%	38
1801- 2400	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	8	-	\$4,001,313	-	\$3,917,750	-	\$1,771	-	\$1,715	-	533
	2022	4	-50%	\$2,823,750	-29%	\$2,785,000	-29%	\$1,429	-19%	\$1,438	-16%	95
Over 2400	2020	1	-67%	\$6,900,000	7%	\$6,900,000	3%	\$1,616	-21%	\$1,616	-26%	-
	2021	0	-	-	-	-	-	-	-	-	-	-
	2022	3	-	\$4,733,333	-	\$5,100,000	-	\$1,505	-	\$1,316	-	-

LINK

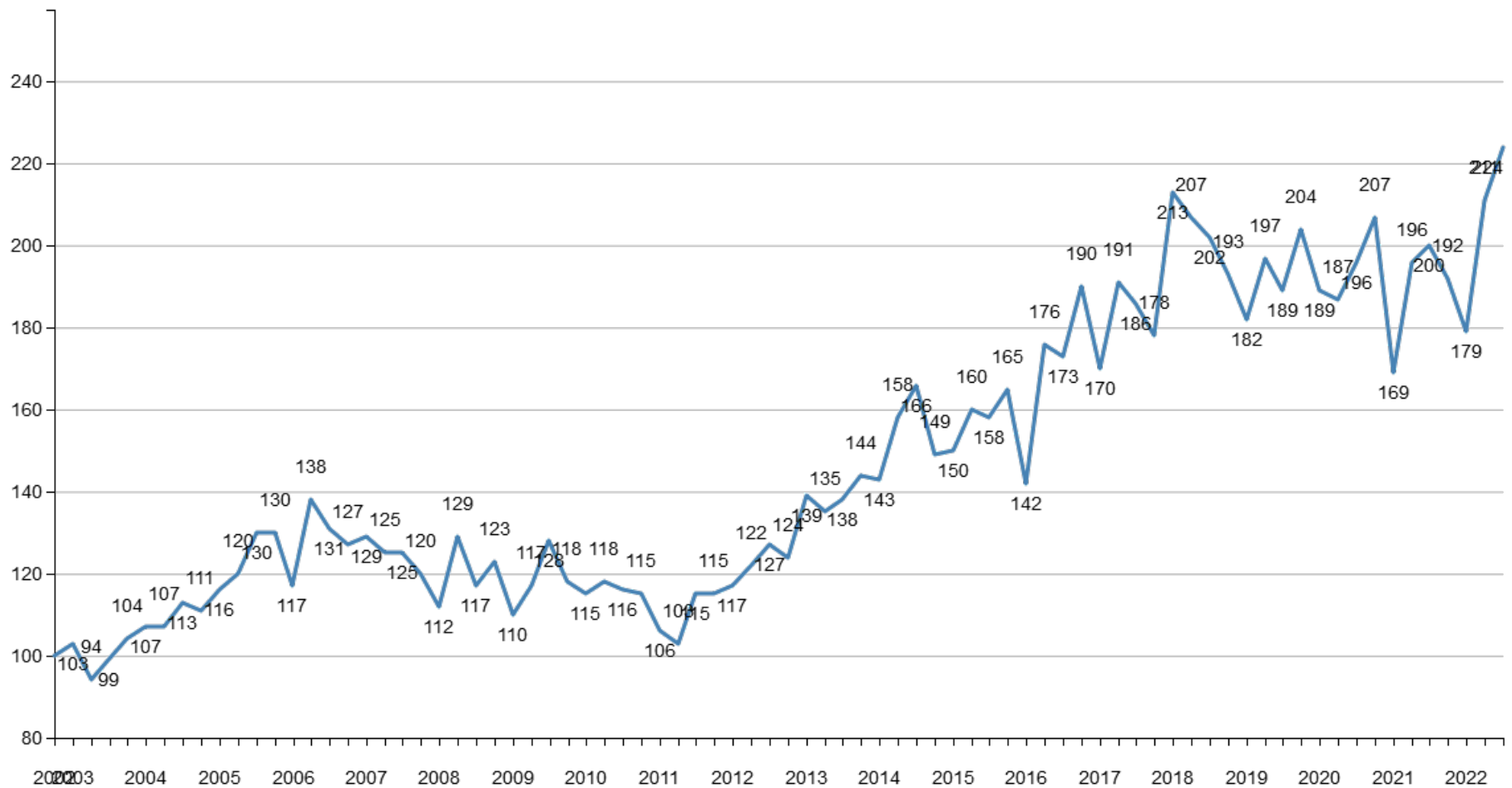
NORTH END
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2022

LINK

North End

Twenty Year Price Index

(Appreciation Rate)

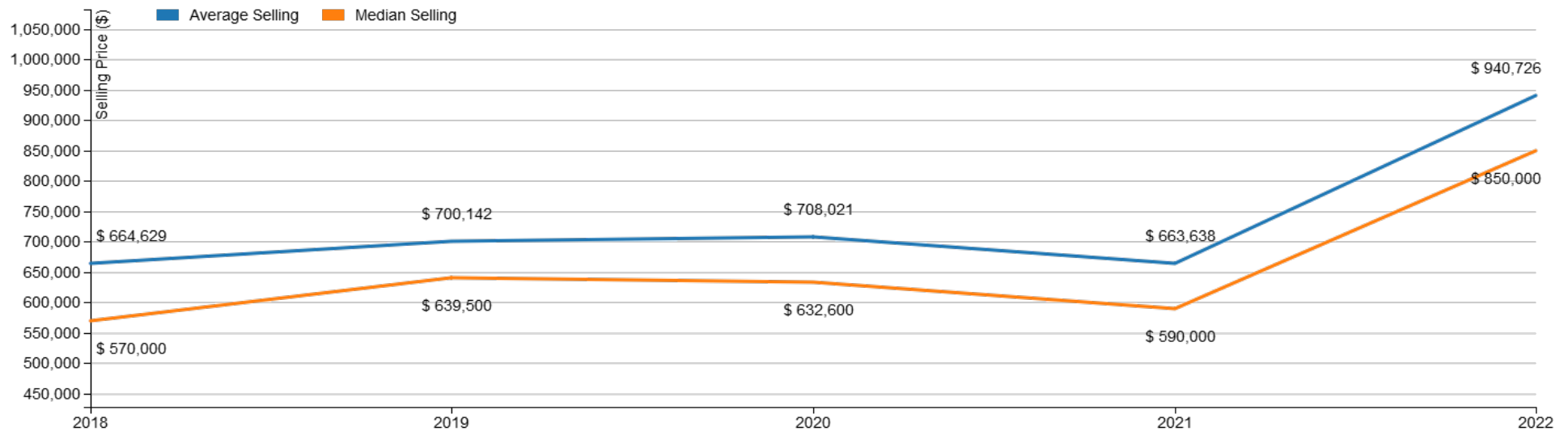




North End
Sales Summary
3rd Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	31	-	\$664,629	-	\$570,000	-	\$971	-	\$932	-	35
2019	24	-23%	\$700,142	5%	\$639,500	12%	\$899	-7%	\$936	0%	65
2020	28	17%	\$708,021	1%	\$632,600	-1%	\$935	4%	\$966	3%	35
2021	29	4%	\$663,638	-6%	\$590,000	-7%	\$951	2%	\$978	1%	67
2022	25	-14%	\$940,726	42%	\$850,000	44%	\$1,034	9%	\$997	2%	49

Average / Median Selling Price





North End

Sales by Number of Bedrooms

3rd Quarter 2022

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North End

Sales Comparison by Square Footage

3rd Quarter 2022

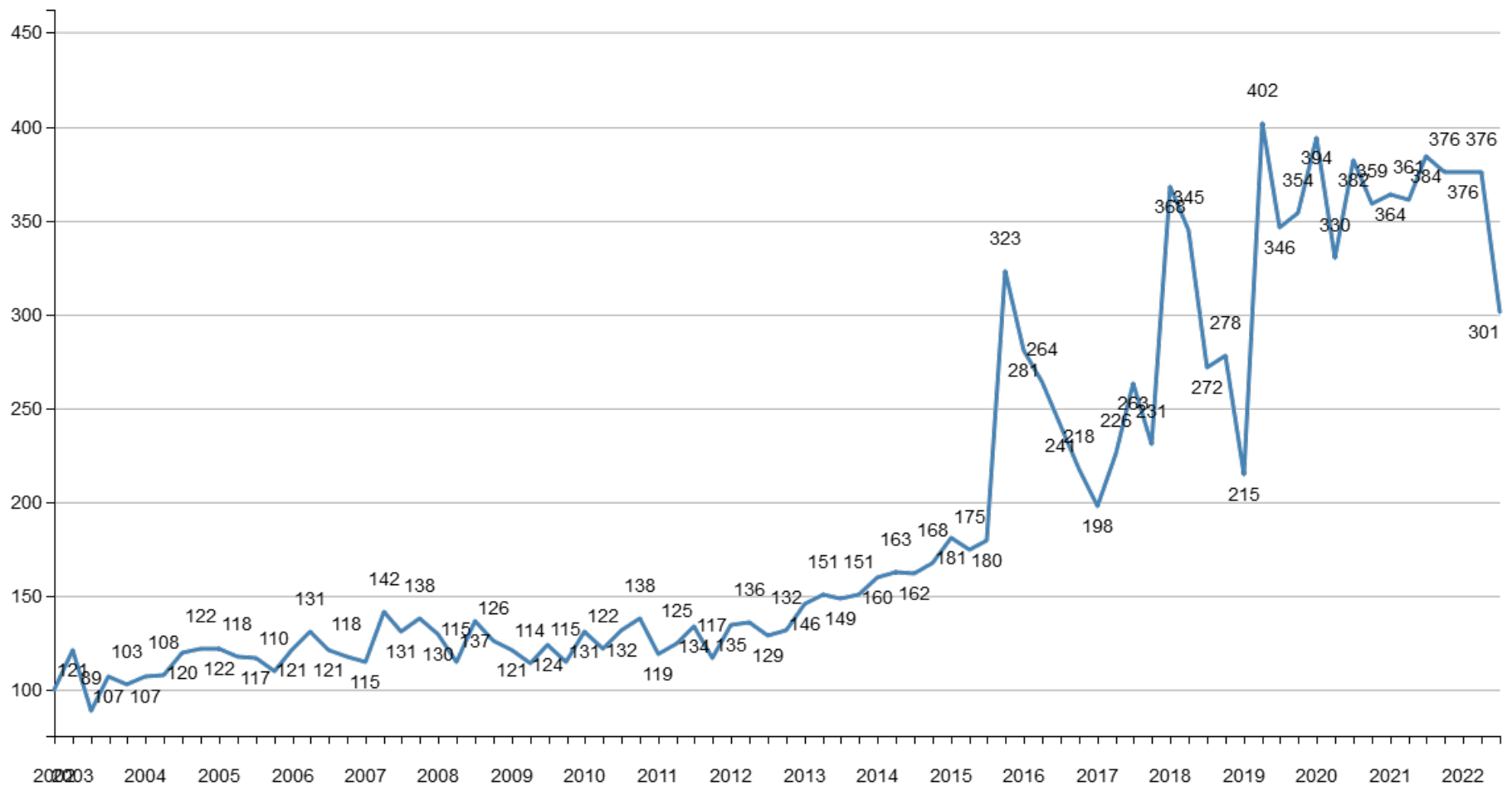
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SEAPORT
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2022

LINK

Seaport Twenty Year Price Index (Appreciation Rate)

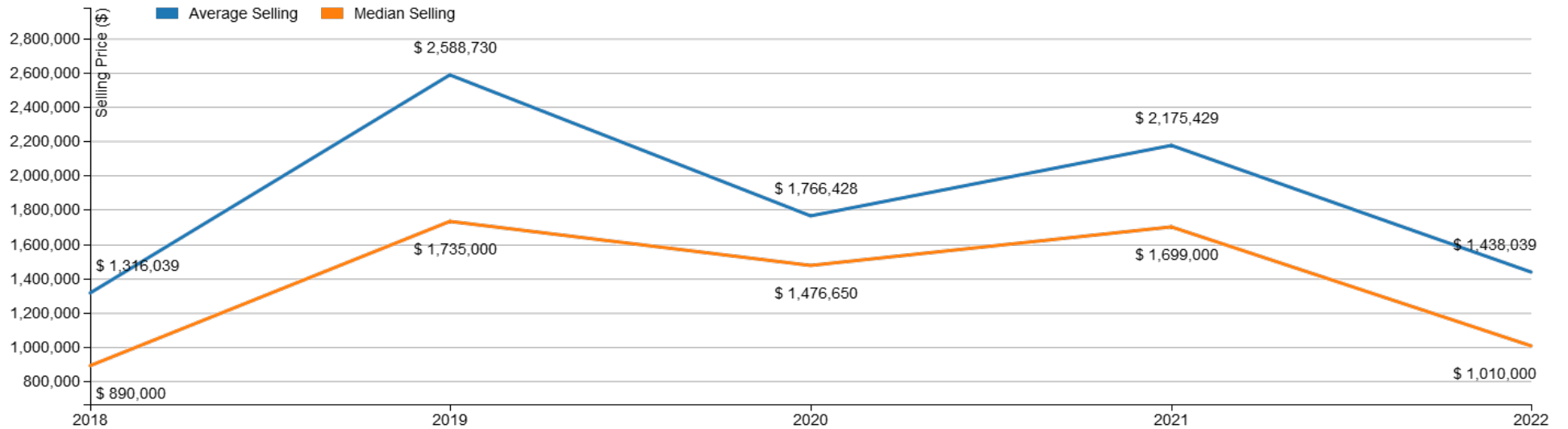


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Seaport Sales Summary 3rd Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	49	-	\$1,316,039	-	\$890,000	-	\$1,096	-	\$1,104	-	51
2019	44	-10%	\$2,588,730	97%	\$1,735,000	95%	\$1,529	40%	\$1,217	10%	84
2020	56	27%	\$1,766,428	-32%	\$1,476,650	-15%	\$1,526	0%	\$1,537	26%	127
2021	69	23%	\$2,175,429	23%	\$1,699,000	15%	\$1,559	2%	\$1,581	3%	142
2022	26	-62%	\$1,438,039	-34%	\$1,010,000	-41%	\$1,270	-19%	\$911	-42%	-

Average / Median Selling Price





Seaport

Sales by Number of Bedrooms

3rd Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	4	300%	\$693,700	-22%	\$689,250	-22%	\$1,350	56%	\$1,365	58%	-
	2021	3	-25%	\$826,567	19%	\$819,700	19%	\$1,637	21%	\$1,620	19%	-
	2022	3	0%	\$828,000	0%	\$899,000	10%	\$1,250	-24%	\$1,199	-26%	-
One Bed	2020	23	92%	\$1,144,201	28%	\$1,175,700	63%	\$1,380	32%	\$1,525	60%	42
	2021	19	-17%	\$1,100,942	-4%	\$1,072,900	-9%	\$1,302	-6%	\$1,446	-5%	54
	2022	13	-32%	\$910,405	-17%	\$860,000	-20%	\$1,128	-13%	\$813	-44%	-
Two Beds	2020	26	18%	\$2,202,608	-3%	\$1,933,750	-8%	\$1,654	16%	\$1,601	4%	215
	2021	37	42%	\$2,177,541	-1%	\$1,969,000	2%	\$1,568	-5%	\$1,581	-1%	39
	2022	9	-76%	\$1,974,417	-9%	\$1,449,000	-26%	\$1,342	-14%	\$957	-39%	-
Three Plus Beds	2020	3	-63%	\$4,186,917	-33%	\$2,905,000	-41%	\$1,762	-32%	\$1,374	-42%	208
	2021	10	233%	\$4,613,800	10%	\$4,524,500	56%	\$1,989	13%	\$2,034	48%	333
	2022	1	-90%	\$5,300,000	15%	\$5,300,000	17%	\$2,533	27%	\$2,533	25%	-



Seaport

Sales Comparison by Square Footage

3rd Quarter 2022

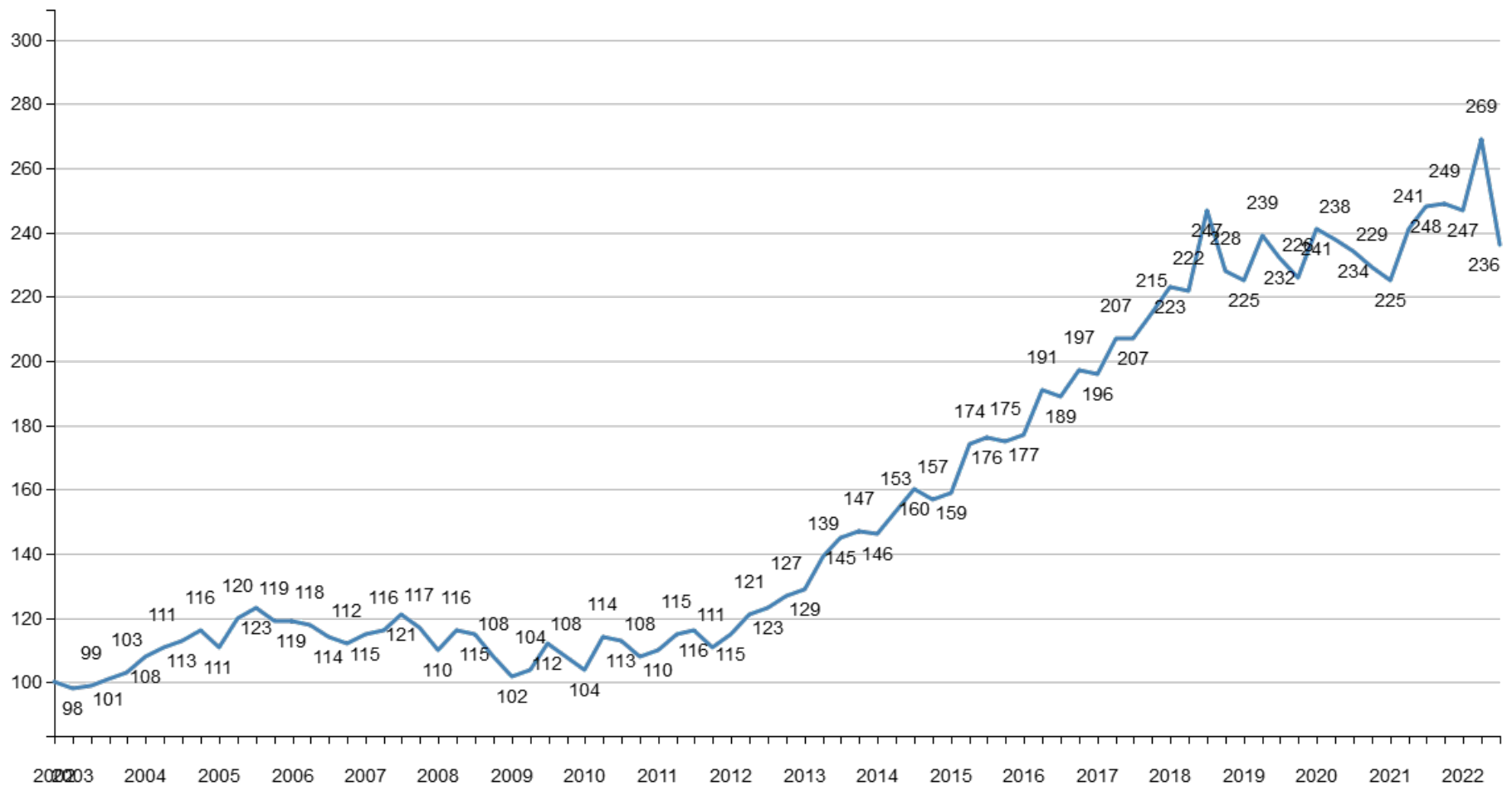
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SOUTH BOSTON
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2022

LINK

South Boston Twenty Year Price Index (Appreciation Rate)

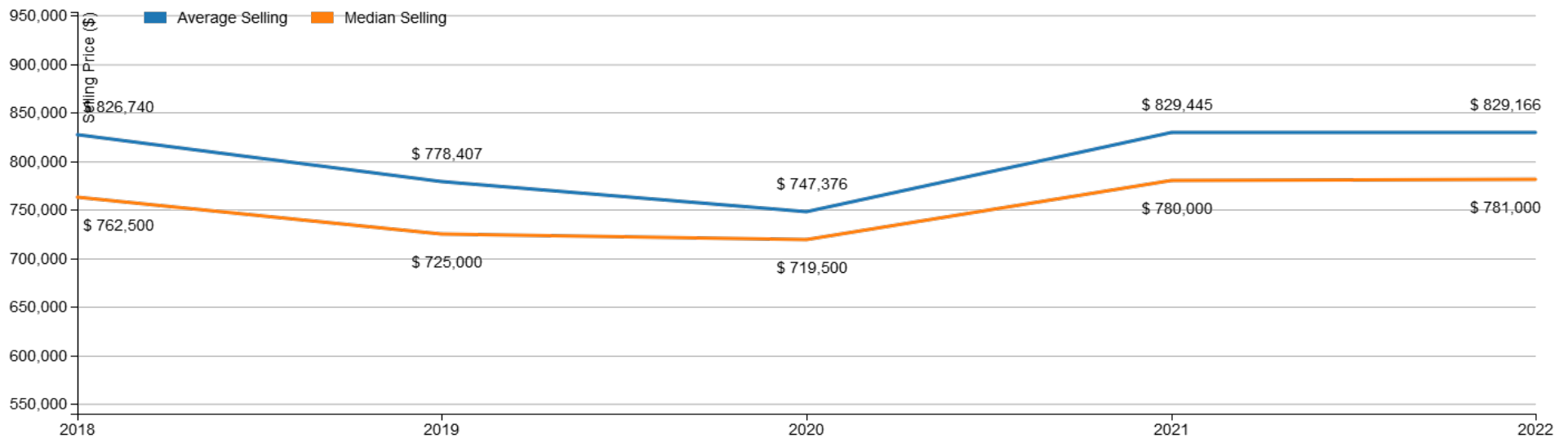




South Boston
Sales Summary
3rd Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	294	-	\$826,740	-	\$762,500	-	\$799	-	\$804	-	48
2019	173	-41%	\$778,407	-6%	\$725,000	-5%	\$743	-7%	\$731	-9%	46
2020	212	23%	\$747,376	-4%	\$719,500	-1%	\$762	2%	\$748	2%	45
2021	266	25%	\$829,445	11%	\$780,000	8%	\$797	5%	\$791	6%	86
2022	172	-35%	\$829,166	0%	\$781,000	0%	\$807	1%	\$812	3%	44

Average / Median Selling Price





South Boston

Sales by Number of Bedrooms

3rd Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	1	-50%	\$485,000	-27%	\$485,000	-27%	\$1,021	8%	\$1,021	8%	-
	2021	6	500%	\$504,000	4%	\$538,250	11%	\$1,029	1%	\$1,040	2%	-
	2022	2	-67%	\$699,500	39%	\$699,500	30%	\$1,407	37%	\$1,407	35%	-
One Bed	2020	44	33%	\$564,584	-2%	\$544,600	6%	\$849	2%	\$845	1%	95
	2021	45	2%	\$579,545	3%	\$548,000	1%	\$881	4%	\$874	3%	62
	2022	35	-22%	\$587,151	1%	\$550,000	0%	\$844	-4%	\$833	-5%	61
Two Beds	2020	138	25%	\$768,665	3%	\$740,500	2%	\$754	4%	\$742	4%	23
	2021	180	30%	\$842,360	10%	\$799,000	8%	\$788	4%	\$783	5%	92
	2022	105	-42%	\$809,689	-4%	\$782,000	-2%	\$787	0%	\$785	0%	30
Three Plus Beds	2020	29	4%	\$932,453	-20%	\$825,000	-27%	\$657	-5%	\$677	1%	56
	2021	35	21%	\$1,140,114	22%	\$1,084,500	31%	\$697	6%	\$695	3%	63
	2022	30	-14%	\$1,188,333	4%	\$1,125,000	4%	\$792	14%	\$793	14%	55



South Boston

Sales Comparison by Square Footage

3rd Quarter 2022

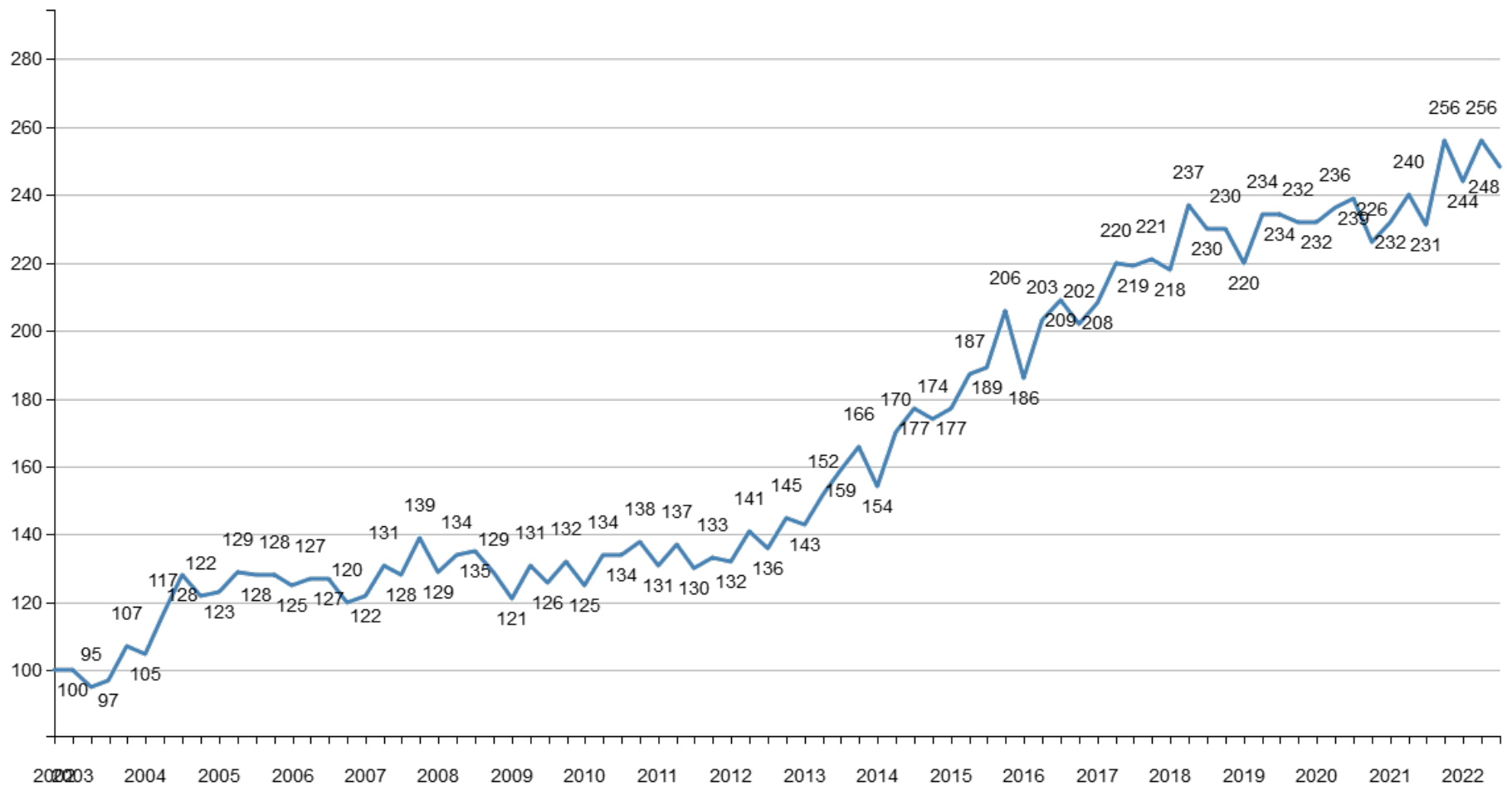
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SOUTH END
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2022

LINK

South End Twenty Year Price Index (Appreciation Rate)

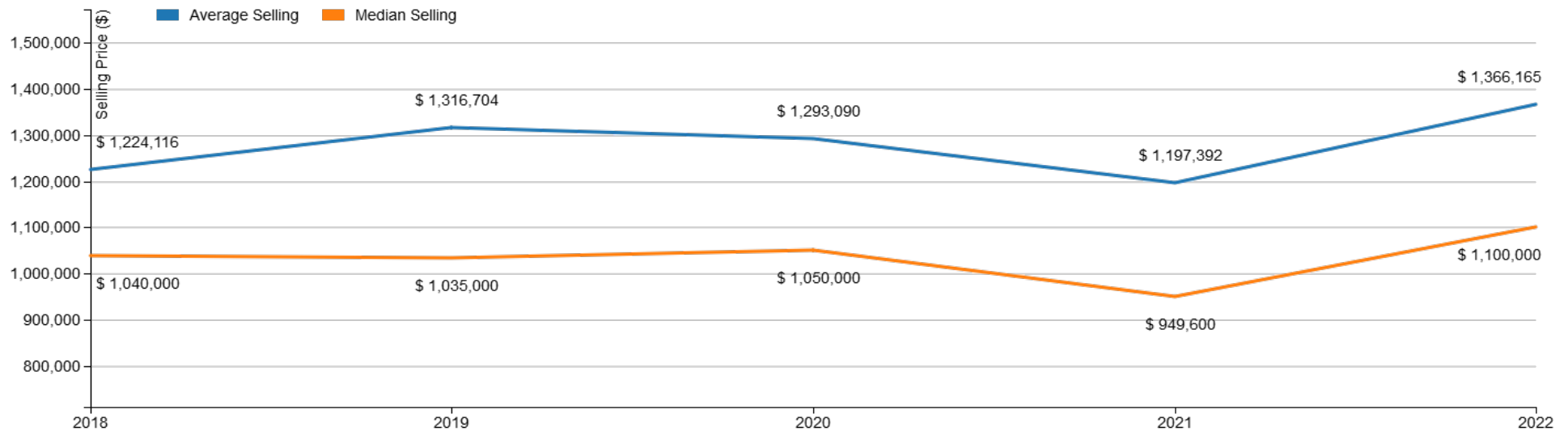


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South End Sales Summary 3rd Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	173	-	\$1,224,116	-	\$1,040,000	-	\$1,043	-	\$1,054	-	64
2019	155	-10%	\$1,316,704	8%	\$1,035,000	0%	\$1,075	3%	\$1,078	2%	54
2020	183	18%	\$1,293,090	-2%	\$1,050,000	1%	\$1,083	1%	\$1,080	0%	46
2021	179	-2%	\$1,197,392	-7%	\$949,600	-10%	\$1,054	-3%	\$1,058	-2%	66
2022	171	-4%	\$1,366,165	14%	\$1,100,000	16%	\$1,150	9%	\$1,132	7%	43

Average / Median Selling Price





South End

Sales by Number of Bedrooms

3rd Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	6	-25%	\$557,833	-13%	\$443,500	-15%	\$1,096	5%	\$1,123	7%	-
	2021	6	0%	\$558,333	0%	\$612,500	38%	\$1,149	5%	\$1,212	8%	93
	2022	9	50%	\$1,114,989	100%	\$570,000	-7%	\$1,104	-4%	\$1,172	-3%	31
One Bed	2020	47	15%	\$779,757	7%	\$750,000	11%	\$1,015	-5%	\$1,029	-5%	35
	2021	64	36%	\$759,062	-3%	\$732,500	-2%	\$1,025	1%	\$1,035	1%	57
	2022	51	-20%	\$824,593	9%	\$807,500	10%	\$1,112	8%	\$1,110	7%	42
Two Beds	2020	94	27%	\$1,208,993	-7%	\$1,112,500	-3%	\$1,084	3%	\$1,075	3%	52
	2021	81	-14%	\$1,225,657	1%	\$1,150,000	3%	\$1,073	-1%	\$1,074	0%	59
	2022	78	-4%	\$1,323,087	8%	\$1,200,000	4%	\$1,131	5%	\$1,100	2%	38
Three Plus Beds	2020	36	13%	\$2,305,403	1%	\$1,873,750	-21%	\$1,168	4%	\$1,171	-1%	41
	2021	28	-22%	\$2,254,463	-2%	\$2,030,000	8%	\$1,046	-10%	\$987	-16%	82
	2022	33	18%	\$2,373,462	5%	\$2,220,000	9%	\$1,270	21%	\$1,279	30%	56



South End

Sales Comparison by Square Footage

3rd Quarter 2022

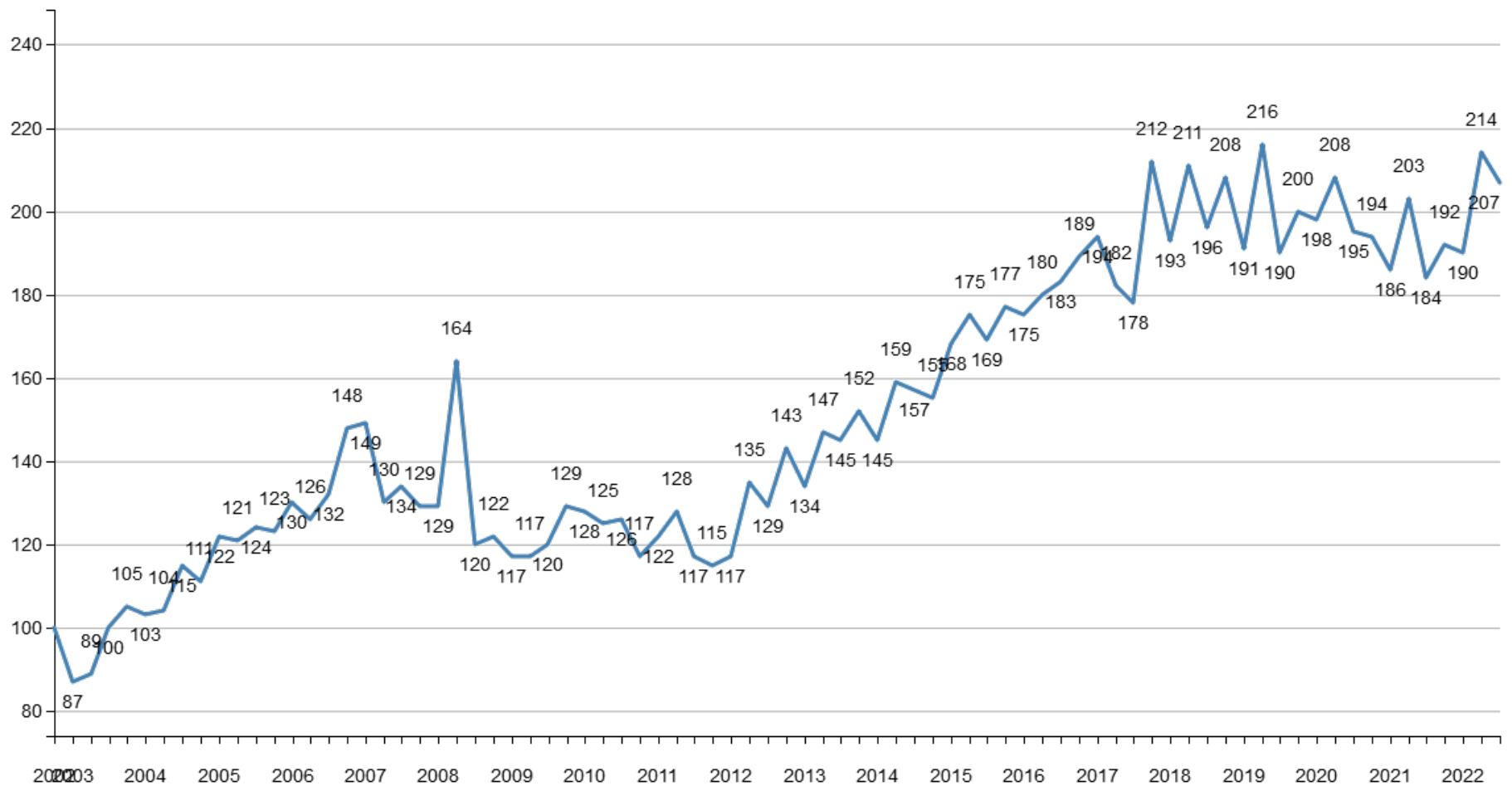
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2020	31	-11%	\$648,806	5%	\$665,000	12%	\$1,112	0%	\$1,119	2%	38
	2021	32	3%	\$617,194	-5%	\$607,500	-9%	\$1,141	3%	\$1,150	3%	61
	2022	33	3%	\$667,248	8%	\$650,000	7%	\$1,191	4%	\$1,172	2%	37
701- 1000	2020	54	46%	\$863,539	3%	\$872,500	1%	\$1,026	1%	\$1,021	0%	35
	2021	70	30%	\$851,650	-1%	\$821,250	-6%	\$1,022	0%	\$1,035	1%	55
	2022	53	-24%	\$919,827	8%	\$925,000	13%	\$1,105	8%	\$1,108	7%	47
1001- 1500	2020	61	61%	\$1,275,705	1%	\$1,242,000	3%	\$1,053	3%	\$1,062	7%	62
	2021	39	-36%	\$1,241,936	-3%	\$1,220,000	-2%	\$1,005	-5%	\$1,017	-4%	41
	2022	45	15%	\$1,363,702	10%	\$1,405,000	15%	\$1,085	8%	\$1,090	7%	50
1501- 1800	2020	15	-12%	\$1,869,767	6%	\$1,800,000	0%	\$1,127	5%	\$1,083	-6%	22
	2021	17	13%	\$1,853,291	-1%	\$1,850,000	3%	\$1,127	0%	\$1,090	1%	74
	2022	18	6%	\$2,085,722	13%	\$2,072,500	12%	\$1,260	12%	\$1,199	10%	33
1801- 2400	2020	16	-16%	\$2,412,925	7%	\$2,382,500	0%	\$1,199	7%	\$1,183	-2%	77
	2021	13	-19%	\$2,140,462	-11%	\$2,025,000	-15%	\$1,072	-11%	\$1,071	-9%	127
	2022	16	23%	\$2,736,533	28%	\$2,775,013	37%	\$1,338	25%	\$1,307	22%	38
Over 2400	2020	6	-33%	\$4,236,667	24%	\$3,137,500	-10%	\$1,337	2%	\$1,198	-10%	4
	2021	8	33%	\$3,400,000	-20%	\$3,050,000	-3%	\$1,053	-21%	\$983	-18%	106
	2022	6	-25%	\$3,358,333	-1%	\$3,762,500	23%	\$990	-6%	\$999	2%	21

LINK

WATERFRONT
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2022

LINK

Waterfront Twenty Year Price Index (Appreciation Rate)

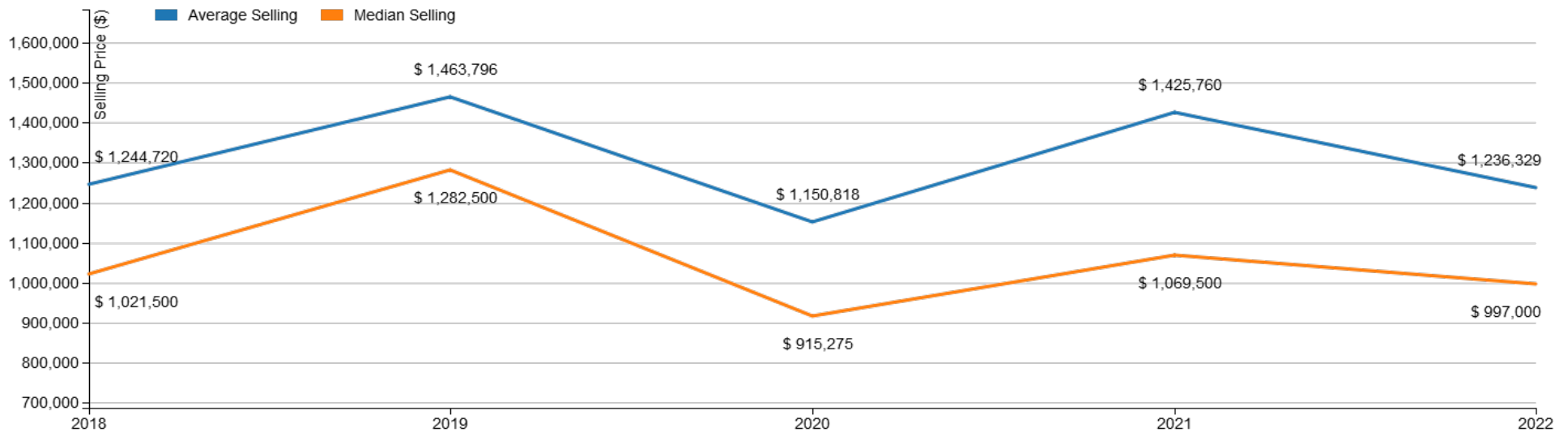




Waterfront Sales Summary 3rd Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	48	-	\$1,244,720	-	\$1,021,500	-	\$1,011	-	\$1,012	-	69
2019	42	-13%	\$1,463,796	18%	\$1,282,500	26%	\$1,019	1%	\$998	-1%	112
2020	37	-12%	\$1,150,818	-21%	\$915,275	-29%	\$986	-3%	\$939	-6%	148
2021	52	41%	\$1,425,760	24%	\$1,069,500	17%	\$1,002	2%	\$913	-3%	79
2022	38	-27%	\$1,236,329	-13%	\$997,000	-7%	\$1,061	6%	\$1,044	14%	40

Average / Median Selling Price





Waterfront

Sales by Number of Bedrooms

3rd Quarter 2022

Beds	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
Studio	2020	1	-	\$2,100,000	-	\$2,100,000	-	\$1,327	-	\$1,327	-	-
	2021	1	0%	\$538,000	-74%	\$538,000	-74%	\$996	-25%	\$996	-25%	122
	2022	1	0%	\$689,000	28%	\$689,000	28%	\$1,145	15%	\$1,145	15%	-
One Bed	2020	19	73%	\$760,711	5%	\$779,000	10%	\$930	13%	\$938	14%	71
	2021	24	26%	\$898,292	18%	\$717,500	-8%	\$945	2%	\$862	-8%	46
	2022	19	-21%	\$863,053	-4%	\$745,000	4%	\$1,006	6%	\$1,038	20%	52
Two Beds	2020	13	-46%	\$1,310,790	-8%	\$1,195,000	-16%	\$948	-10%	\$908	-10%	118
	2021	15	15%	\$1,486,967	13%	\$1,342,500	12%	\$1,050	11%	\$983	8%	97
	2022	12	-20%	\$1,476,375	-1%	\$1,087,500	-19%	\$1,148	9%	\$1,097	12%	1
Three Plus Beds	2020	4	-43%	\$2,246,625	-18%	\$2,242,500	-24%	\$1,291	7%	\$1,203	0%	532
	2021	12	200%	\$2,478,167	10%	\$2,672,500	19%	\$1,058	-18%	\$1,061	-12%	71
	2022	6	-50%	\$2,029,500	-18%	\$1,775,000	-34%	\$1,048	-1%	\$990	-7%	42



Waterfront

Sales Comparison by Square Footage

3rd Quarter 2022

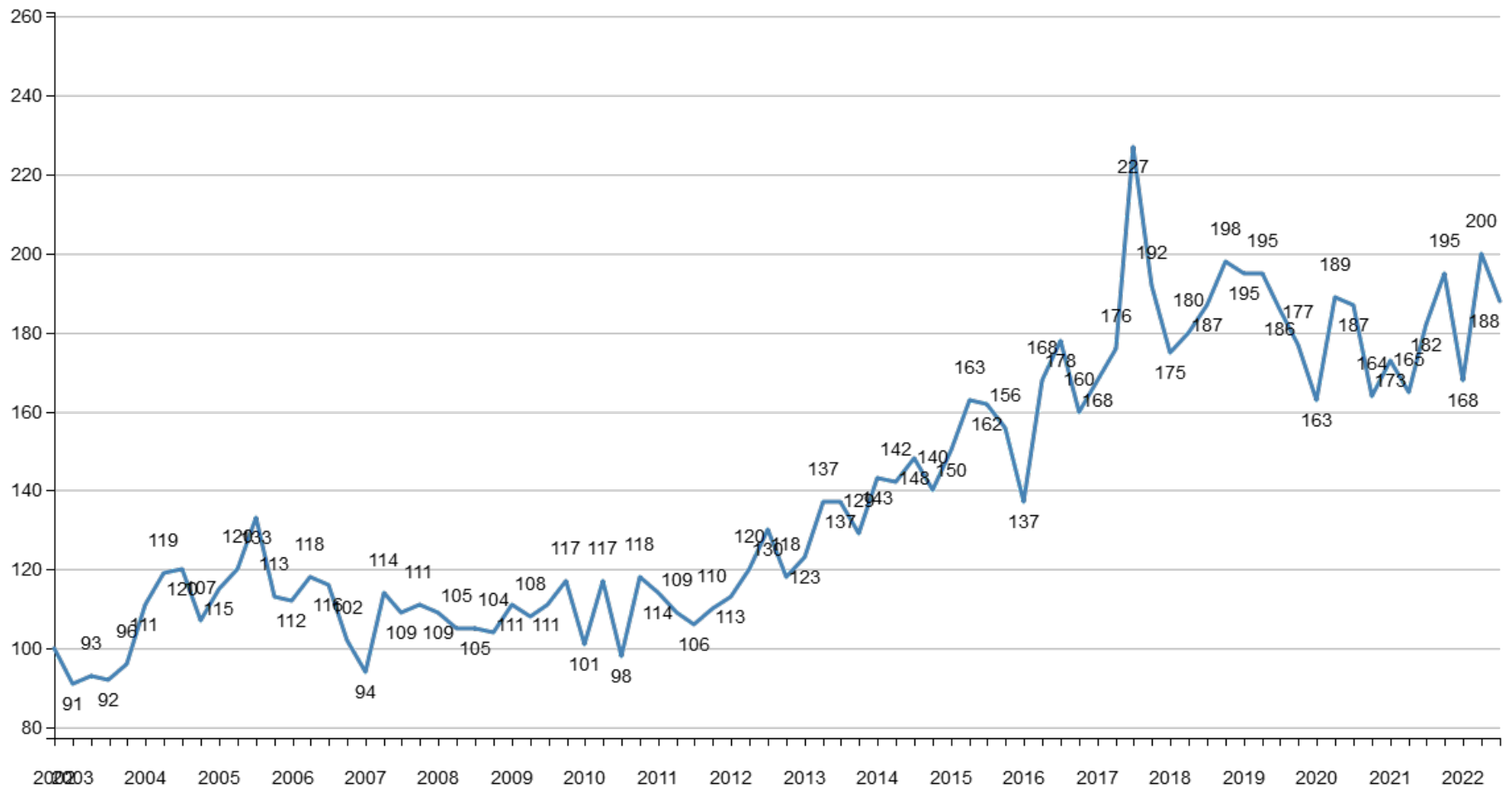
Sq Feet	Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
700 or less	2020	3	200%	\$505,833	-19%	\$485,000	-22%	\$914	-6%	\$895	-8%	-
	2021	3	0%	\$507,667	0%	\$525,000	8%	\$922	1%	\$949	6%	81
	2022	6	100%	\$570,667	12%	\$570,000	9%	\$1,052	14%	\$1,049	10%	-
701- 1000	2020	14	27%	\$740,571	2%	\$767,000	7%	\$924	9%	\$922	12%	71
	2021	19	36%	\$744,421	1%	\$692,500	-10%	\$881	-5%	\$889	-4%	7
	2022	12	-37%	\$765,792	3%	\$712,500	3%	\$916	4%	\$865	-3%	5
1001- 1500	2020	11	-39%	\$1,163,934	-8%	\$1,110,000	-17%	\$946	-6%	\$943	-6%	79
	2021	12	9%	\$1,349,250	16%	\$1,139,500	3%	\$1,071	13%	\$879	-7%	58
	2022	12	0%	\$1,237,667	-8%	\$1,166,250	2%	\$1,065	-1%	\$1,060	21%	51
1501- 1800	2020	6	100%	\$1,934,417	8%	\$1,950,750	14%	\$1,193	9%	\$1,202	20%	52
	2021	8	33%	\$1,707,188	-12%	\$1,672,500	-14%	\$1,054	-12%	\$1,039	-14%	95
	2022	4	-50%	\$1,827,500	7%	\$1,862,500	11%	\$1,148	9%	\$1,139	10%	-
1801- 2400	2020	3	-57%	\$2,095,000	-18%	\$1,920,000	-28%	\$1,079	-14%	\$1,009	-24%	431
	2021	6	100%	\$2,724,000	30%	\$2,900,000	51%	\$1,279	18%	\$1,311	30%	101
	2022	2	-67%	\$4,207,500	54%	\$4,207,500	45%	\$2,063	61%	\$2,063	57%	7
Over 2400	2020	0	-	-	-	-	-	-	-	-	-	-
	2021	4	-	\$3,070,000	-	\$2,347,500	-	\$918	-	\$793	-	88
	2022	2	-50%	\$1,895,000	-38%	\$1,895,000	-19%	\$760	-17%	\$760	-4%	77

LINK

WEST END
**QUARTERLY SALES
SUMMARY**
THIRD QUARTER 2022

LINK

West End Twenty Year Price Index (Appreciation Rate)

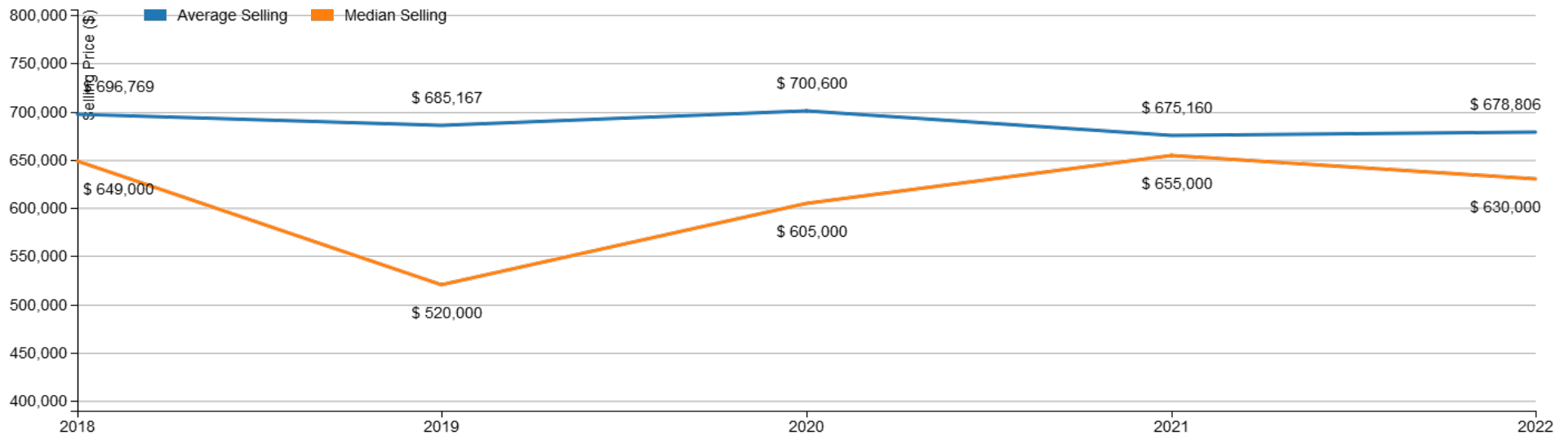


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West End Sales Summary 3rd Quarter 2022

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	Avg DOM
2018	13	-	\$696,769	-	\$649,000	-	\$768	-	\$698	-	70
2019	18	38%	\$685,167	-2%	\$520,000	-20%	\$762	-1%	\$629	-10%	41
2020	10	-44%	\$700,600	2%	\$605,000	16%	\$752	-1%	\$704	12%	79
2021	15	50%	\$675,160	-4%	\$655,000	8%	\$727	-3%	\$686	-3%	62
2022	9	-40%	\$678,806	1%	\$630,000	-4%	\$816	12%	\$783	14%	-

Average / Median Selling Price





West End

Sales by Number of Bedrooms

3rd Quarter 2022

[illegible]



West End

Sales Comparison by Square Footage

3rd Quarter 2022

[illegible]